

Packet

January 22, 2024

7:00PM



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
ADAM G. GUTBEZAHL
CAROL B. MARTIN
WILLIAM D. WHITNEY

REVISED AGENDA POSTED ON 1/19/24 AT 8:00AM
PREVIOUS AGENDA POSTED 1/18/24 AT 3:58PM

SELECT BOARD

Monday, January 22, 2024

7:00pm

HYBRID

**Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA**

Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. All topics may be subject to deliberation and vote

One may watch with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- 7:00 pm 1. Call to Order, Review Agenda for Public
- 7:05 pm 2. Announcements and Public Comment
- 7:10 pm 3. 2024 Annual Town Meeting (ATM):
 - a) Discuss and assign all received articles for ATM (Town Clerk, Petitioners' and all Board and Committee submissions)
- 7:15 pm 4. Recess to Attend the Finance Committee's 2024 Annual Town Meeting (ATM) Workshop
- 8:45 pm 5. Board Appointments:
 - a) Appointment to the Cultural Council from non-voting to voting member:

<u>Committee</u>	<u>Potential Appointee</u>	<u>Term End Date</u>
Cultural Council	Annabelle Zhang	06/30/2026

- 8:50 pm 6. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to:
 - a) Discuss article preparation and timing,

SELECT BOARD
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Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

- b) Review schedule,
 - c) Discuss and potential vote to refer petitioned zoning articles to the Planning Board for review, pursuant to M.G.L Chapter 40A § 5
- 9:20 pm 7. Town Manager’s Annual Evaluation: discussion of process for evaluation of the Town Manager, next steps
- 9:30 pm 8. Town Manager’s Report
- a) **MMA- Mass Municipal Association (MMA) Annual Conference update**
 - b) Town Manager Office Hours update
 - c) Recap since last meeting
- 9:40 pm 9. Consent Calendar:
- a) Review and vote to approve listed items
 - b) Discuss, consider, and potentially act on items removed from Consent, if any
- 9:45 pm 10. Minutes
- a) Review and approve the minutes of January 8 and January 16, 2024.
- 9:50 pm 11. Review Correspondence
- 9:55 pm 12. Select Board Members’ reports and concerns
- 10:05 pm 13. Topics not reasonably anticipated by the Chair 48 hours in advance, if any
- 10:10 pm 14. Adjourn

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CONSENT CALENDAR

1. Vote the question of approving the sandwich board request by Steve Robb (Wayland Arts) for advertising upcoming events for Arts Wayland (Jan 28 - Jazz at First Parish; Feb 4 - Classical Music at First Parish; Feb 10 - Americana concert at Vokes) during the following upcoming dates:
 - a. Jan 23 through Jan 28
 - b. Jan 29 through Feb 4
 - c. Feb 4 through Feb 10

at the Fire Station Two in Cochituate, Town Center (corner of Routes 20 & 27), Old Connecticut Path and Cochituate Road (Five Paths), and Route 20/Old Connecticut Path by Coach Grill.

ARTICLE LIST 2024 ANNUAL TOWN MEETING

Article	Article Name	Sponsor	Select Board Assignee	Fincom Assignee	Select Board Vote to Insert	Position Select Board	Position Fincom	Notes
*A	Recognize Citizens & Employees for Particular Service to Town	Select Board	B. Whitney					DRAFT - for discussion
*B	Pay Previous Fiscal Year Unpaid Bills	Select Board	B. Whitney					
*C	Current Year Transfers	Select Board	B. Whitney					
*D	OPEB Funding	Select Board	A Gutbezahl					
*E	Enterprise Fund Budgets	Select Board	A Gutbezahl					
F	FY25 Omnibus Budget	Select Board	C. Martin					
*G	Fiscal Year 2025 Revolving Fund Expenditure Limits	Select Board	T. Fay					
H	Update Personnel Bylaws and Wage & Classification Plan	Select Board	C. Martin					
*I	Fund Union Agreements	Select Board	B. Whitney					
*J	Surface Water Quality Committee Budget	Select Board	C. Martin					
*K	Accept Gifts of Land	Select Board	A. Gutbezahl					
*L	Capital Stabilization Fund Appropriation	Select Board	C. Martin					
*M	Choose Town Officers	Select Board	A. Brensley					
*N	Hear Reports	Select Board	A. Brensley					
*O	Sell or Trade Vehicles and Equipment	Select Board	A. Brensley					
*P	<i>CPA: Set Asides and Transfer</i>	CPA	C. Martin					
*Q	Special Education Stabilization Fund	Select Board	A. Brensley					
*R	Rescind Unissued Debt	Select Board	T. Fay					

ARTICLE LIST 2024 ANNUAL TOWN MEETING

S	Revise Town Code Chapter 43: Personnel	Select Board	C. Martin					
T	Amend Zoning Bylaws and Town Zoning Map - MBTA Communities Multi-Family Housing	Planning Board/Select Board	T. Fay					
U	Fire Department Staffing Study	Select Board	B. Whitney					
V	Classification and Compensation Study for All Town Wage Scales	Select Board	B. Whitney					
W	Loker Elementary School Solar Agreement	Select Board	A Gutbezahl					
X	Solar Agreements for Town Properties	Select Board	A Gutbezahl					
Y	To Adopt the Massachusetts Specialized Energy Code	Select Board	A Gutbezahl					
Z	Appropriation for Engineering Rt. 20 Corridor Roadway Improvements	Select Board	T. Fay					
*AA	Reaffirm Remote Participation at Town Meeting	Select Board	T. Fay					
BB	<i>Revise Town Code 91-1</i>	Town Clerk	A. Brensley					
CC	<i>Revise Town Code 91-2</i>	Town Clerk	A. Brensley					
*DD	<i>CPA – Affordable Housing Consultant Services</i>	CPA	C. Martin					
EE	<i>CPA – Open Space Projects: Improvement at Pine Brook Conservation Area; Biocontrol of Purple Loosestrife at Cow Common; and Conservation Restriction, House Demolition, and Trail Construction for 27 Sherman's Bridge Road with Archaeological Monitoring</i>	CPA	C. Martin					
FF	<i>CPA – Historic Preservation Projects: Preservation Materials for Town's Historic Collection; Preservation of Town Permanent Records and HVAC System at Grout-Heard House</i>	CPA	A. Brensley					
GG	<i>CPA – Historic Preservation Project: Restoration of Stone's Bridge</i>	CPA	A Gutbezahl					
HH	<i>CPA – Recreation Project: Improvements at Cochituate Ball Fields</i>	CPA	C. Martin					

ARTICLE LIST 2024 ANNUAL TOWN MEETING

II	<i>CPA – Recreation Project: Wayland Community Pool Rehabilitation</i>	CPA	B. Whitney					
JJ	<i>Authorize Affordable Housing Trust to Seek Affordable Housing</i>	Wayland Housing Partnership	T. Fay					
KK	<i>Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial use in a New Business B Zone Subdistrict B-1</i>	Petitioners' Article	A Brensley					
LL	<i>Authorize Affordable Housing Trust to Seek Affordable Housing</i>	Petitioners' Article	T. Fay					
MM	<i>Resolution in Support of Changing the State Flag and Seal of Massachusetts</i>	Petitioners' Article	A Gutbezahl					
NN	<i>Solar Compact Development for Wayland</i>	Petitioners' Article	B. Whitney					
OO	<i>Establish Athletic Fields Planning Committee</i>	Petitioners' Article	C. Martin					
PP	<i>Extension of Moratorium on Synthetic Fields/ Artificial Turf</i>	Petitioners' Article	C. Martin					

*Abbreviated Presentation



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: **Recognize Citizens and Employees for Particular Service Estimated Cost: \$0.00 to the Town**

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: **Select Board**

To determine whether the Town will recognize the achievements and contributions to Town government of citizens and employees:

1. To recognize citizens who have served in a volunteer capacity on elected and/or appointed boards, committees, and commissions for a minimum of 25 years (service need not be consecutive);
2. To recognize employees who have retired since the previous Annual Town Meeting or intend to retire prior to June 30, 2024, subject to a minimum of 20 years of service;
3. To request Town Meeting observe a moment of silence in memory of elected or appointed volunteers, employees with at least 10 years of service, or an employee while in service to the Town without regard to tenure who shall have passed away since the adjournment of the 2023 Annual Town Meeting.

The following citizens are recognized for their extensive service to the Town:

Town Clerk is working with the Town Manager's office to provide complete information before submission.

The following town and school employees have retired since the 2023 Annual Town Meeting or will retire before June 30, 2024 and have or will have served the Town for over 20 years:

Town Clerk is working with the Town Manager's office to provide complete information before submission.

The following elected or appointed volunteers or employees have passed away since the 2023 Annual Town Meeting:

Town Clerk is working with the Town Manager's office to provide complete information before submission.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This is a standard article that allows recognition and commendation of certain citizens and employees.

Proposer's Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Town Manager Michael McCall at mmccall@wayland.ma.us

Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620

Contact Person Town Email: mmccall@wayland.ma.us

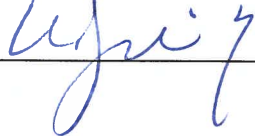


TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Pay Previous Fiscal Years Unpaid Bills Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to:

- (a) pay the bills of the prior fiscal years,
(b) appropriate a sum of money for the payment of the foregoing bills of prior fiscal years; and
(c) provide for such appropriation by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

Fiscal Year 2021 liabilities to be paid using Fiscal Year 2024 appropriations:

Vendor \$--.-- Funding Source

Fiscal Year 2022 liabilities to be paid using Fiscal Year 2024 appropriations:

Vendor \$--.-- Funding Source

Some additions may be made later if additional bills are found.

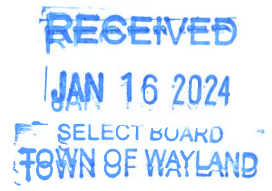
Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Occasionally, bills are not paid at the end of a fiscal year for a number of reasons, including late submission. The unpaid bills from previous years are summarized in this article and paid using the current year appropriations.

Proposer's Comments (if needed, 150-word limit per Town Code):

QUANTUM OF VOTE: 4/5 vote - see Massachusetts General Laws Chapter 44, Section 64

For more information, contact Finance Director Brian Keveny 508-358-3611 or email bkeveny@wayland.ma.us.



Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny Contact Person Phone: 508-358-3611

Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson: [Signature] Date: 1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Current Year Transfers **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to appropriate a sum or sums of money for the operation and expenses of various Town Departments for the current fiscal year; to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or federal government, otherwise; and to determine which Town officer, board, or committee of combination of them, shall be authorized to expend the money or monies appropriated therefor.

Current Year Transfer FY24

Purpose:	AMOUNT
1)	
TOTAL	\$
Funding Sources:	
1)	
TOTAL	\$

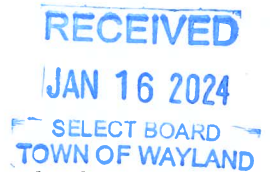
None known at this time. Some additions may be made later if a need is identified.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This article authorizes the expenditure of funds for the current fiscal year, which were not foreseen in the current budget.

These requests for current year transfers for the following expenses are as set forth below:

Proposer's Comments (if needed, 150-word limit per Town Code):



For more information, contact Finance Director Brian Keveny 508-358-3611 or email bkeveny@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611
Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

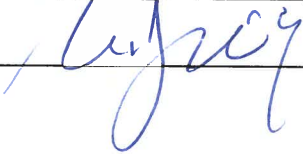
Board Name: Select Board



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023
Signature of Board Chairperson:  **Date:** 1/26/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: OPEB Funding **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to:

a) appropriate an aggregate amount of \$XX to be deposited in the Town’s Other Post-Employment Benefits Trust Fund which amount shall be provided by transferring the following sums of money from the enterprise and revolving funds:*

- | | |
|--------------------------|----|
| 1) Food Service | \$ |
| 2) BASE | \$ |
| 3) Children’s Way | \$ |
| 4) Full Day Kindergarten | \$ |
| 5) Water | \$ |
| 6) Transfer Station | \$ |
| 7) Wastewater | \$ |
| 8) Recreation | \$ |

; and

b) appropriate \$500,000 to be deposited in the Town’s Other Post-Employment Benefits Trust Fund; and that said appropriation be provided by taxation.

**Amounts and categories in a)) to be finalized by Finance Director.*

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This article funds an Other Post-Employment Benefits (OPEB) contribution from two sources: a) enterprise and revolving funds and b) taxation. Like other towns in Massachusetts, Wayland provides health insurance for benefit eligible retirees. The Government Accounting Standards Board (GASB) requires the Town to perform periodic actuarial valuations, based on prescribed accounting standards that measure the obligations accruing under its OPEB plans. While GASB requires that this liability be included on the balance sheet, GASB does not require funding this liability. The funding decision is up to the Town.

The Town pays the cost of current retiree insurance premiums as they are incurred as part of its operating budget. The Town historically contributed an additional amount to the OPEB Fund for future premium payments from available funding sources, including taxation and Free Cash. The Town is now capable of returning to the use of taxation, rather than Free Cash, as the funding source for this contribution for the upcoming fiscal year, and anticipates remaining capable of doing so in future years.

Proposer’s Comments (if needed, 150-word limit per Town Code):



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Contact Information for Publication in Warrant

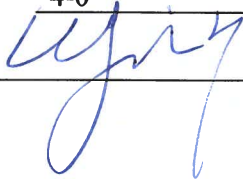
Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611

Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Enterprise Fund Budgets Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to raise, appropriate, transfer from available funds or borrow a sum of money in the aggregate amount of \$XXX for the operation and expenses of the Water Enterprise Fund, the Wastewater Enterprise Fund and Transfer Station Enterprise Fund as set forth in the Finance Committee’s Budget for Fiscal Year 2025, including capital expenses for equipment, improvements or other purposes, which sum shall be expended only for the purposes shown under the respective boards, committees and offices of the Town, with such appropriation being raised in the respective departmental receipts as follows:

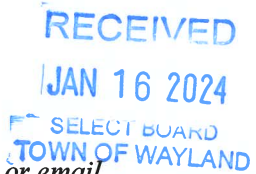
MOTIONS UNDER ARTICLE 10:

1) “That each and every numbered item set forth in the Finance Committee’s Budget for Fiscal Year 2023 be voted, granted and appropriated as an expenditure for several purposes and uses set forth in said budget establishing a total budget of \$ XXXX which sum shall be expended only for the purposes shown under the respective boards, committees and offices of the Town; and, of the total sum so appropriated \$XXXXX shall be raised by taxation, \$XXXXX shall be provided by transfer from Ambulance receipts, \$XXXX shall be transfer from other funds, \$XXXXX shall be provided from Water revenue, and \$XXXXXX shall be provided from Wastewater Revenues and \$XXXXX shall be provided by Wastewater Certified Retained Earnings.

2) “That each and every numbered item set forth in the Finance Committee’s capital budget of Fiscal Year 2023 listed on pages XX-XX in the total amount of \$XXXX be appropriated for equipment and vehicles acquisitions and projected for the listed departments, each of which shall be an appropriation, and of the total sum so appropriated, the Treasurer, with the approval of the Select Board, is authorized to borrow \$XXXXXX pursuant to the provisions of Massachusetts General Laws Chapter 44, Sections 7 and 8, \$XXXXX to be raised from taxation, \$XXXXX shall be provided by transfer from Unreserved Fund Balance, \$XXXX shall be provided from Ambulance Receipts, \$XXXXX shall be provided from Surplus Capital Accounts and, \$XXXX shall be provided by Water Enterprise Capital.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Proposer’s Comments (if needed, 150-word limit per Town Code):



For more information about this article, contact Finance Director Brian Keveny at 508-358-3611 or email bkeveny@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny Contact Person Phone: 508-358-3611
Contact Person Town Email: bkeveny@wayland.ma.us



TOWN OF WAYLAND


SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Fiscal Year 2025 Omnibus Budget

Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Finance Committee

To Determine What Sum Of Money The Town Will Appropriate For The Operation And Expenses Of The Town Including Capital Expenses For Equipment, Improvements Or Other Purposes, And Determine Whether Such Appropriation Shall Be Provided By Taxation, By Transfer From Unappropriated Funds, By Transfer Of Funds Already Appropriated For Another Purpose, By Borrowing Or Otherwise.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

MOTIONS UNDER ARTICLE XX:

- 1) "That each and every numbered item set forth in the Finance Committee's Budget for Fiscal Year 2025 be voted, granted and appropriated as an expenditure for several purposes and uses set forth in said budget establishing a total budget of \$ XX which sum shall be expended only for the purposes shown under the respective boards, committees and offices of the Town; and, of the total sum so appropriated \$XX shall be raised by taxation, \$XX shall be provided by transfer from Ambulance receipts, \$XX shall be transfer from other funds.
- 2) "That each and every numbered item set forth in the Finance Committee's capital budget of Fiscal Year 2025 listed on pages XX-XX in the total amount of \$XX be appropriated for equipment and vehicles acquisitions and projected for the listed departments, each of which shall be an appropriation, and of the total sum so appropriated, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$XX pursuant to the provisions of Massachusetts General Laws Chapter 44, Sections 7 and 8, \$XX to be raised from Surplus Capital Funds, \$XX shall be provided by transfer from Unreserved Fund Balance, \$XX shall be provided from Ambulance Receipts, \$XX shall be raised by Water Enterprise Fund Certified Retained Earnings

Proposer's Comments (if needed, 150-word limit per Town Code):

FINANCE COMMITTEE COMMENTS:

The Select Board recommends *Blank*. Vote:

ARGUMENTS IN FAVOR:

ARGUMENTS OPPOSED:

RECOMMENDATION: The Finance Committee recommends *Blank*. Vote:

QUANTUM OF VOTE: Majority.

For more information, contact Finance Director Brian Keveny at 508-358-3611 or email bkeveny@wayland.ma.us.



TOWN OF WAYLAND
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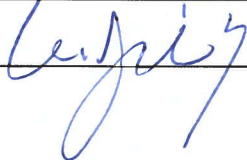
Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny Contact Person Phone: 508-358-3611
Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson:  Date: 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Fiscal Year 2025 Revolving Fund Expenditure Limits **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine if the Town will vote to set the following enumerated dollar figures as the total amount to be expended from the respective authorized revolving funds for Fiscal Year 2025, or take any action relative thereto:*

- | | |
|--|----|
| 1. Council on Aging: | \$ |
| 2. School Department / Professional Development: | \$ |
| 3. School Department / Curriculum: | \$ |
| 4. Recreation: | \$ |
| 5. Recreation Athletic Fields: | \$ |
| 6. Conservation Community Gardens: | \$ |

**Finance Director and Department Head still finalizing amounts.*

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Passage of this article will establish the Fiscal Year 2025 spending caps for the Town’s Revolving Funds. The 2017 Annual Town Meeting adopted Town Code Chapter 19, Section 10 establishing revolving funds under Mass General Laws, Chp. 44, section 53E ½. Adoption of this code requires the Select Board to recommend to Town Meeting annually and for Town Meeting to set the limits of expenditure for each revolving fund. For FY 2025, the Select Board recommends the following spending caps:

<u>Revolving Fund</u>	<u>Recommended FY24 Spending Cap*</u>
Council on Aging	\$
School Department/Professional Development	\$
School Department/Curriculum	\$
Recreation	\$
Recreation/Athletic Fields	\$
Conservation Community Gardens	\$

**Finance Director and Department Head still finalizing amounts.*

Proposer’s Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Finance Director Brian Keveny at 508-358-3611 or email bkeveny@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

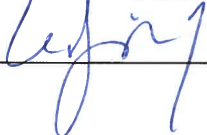
Attach extra pages if necessary

Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson:  Date: 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Update Personnel Bylaws and Wage & Classification Plan **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

- a) To determine whether the Town will vote to amend the Code of the Town of Wayland, Chapter 43, PERSONNEL and the Personnel Wage and Salary Classification Plan (Appendix B) previously adopted by the Town to amend recreational and seasonal positions and adjust selected positions affected by the Massachusetts minimum wage.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

TBD

Proposer's Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

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 TOWN OF WAYLAND

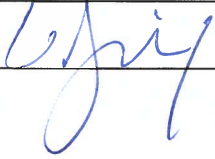
Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Fund Union Agreements **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To see if the Town will vote to Transfer Funds for Recently Settle Union Contracts

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

TBD

Proposer's Comments (if needed, 150-word limit per Town Code):

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For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

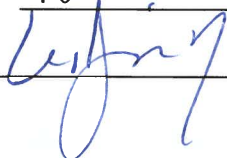
Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Surface Water Quality Committee Budget **Estimated Cost:** \$30,000

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To appropriate funds for the expenses of the Surface Water Quality Committee to be spent under the direction of the Select Board

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The work of the Surface Water Quality Committee (SWQC) is cyclical with the seasons and the largest expenditures occur over the summer months. From a budget perspective, this timing and financial variability of expenditures does not fit well with the Town’s fiscal year ending on June 30. For instance, some years the SWQC needs to treat for milfoil which results in higher expenses and crosses the fiscal year end for the treatment timetable.

Appropriating funds through an article rather than the budget will allow funds to be carried over the June 30 year end and improve the budgeting and cash flow for the SWQC work and expenses.

Proposer’s Comments (if needed, 150-word limit per Town Code):

For more information, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.



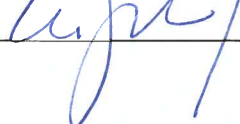
Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12-18-2023

Signature of Board Chairperson:  **Date:** 1/16/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Accept Gifts of Land Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

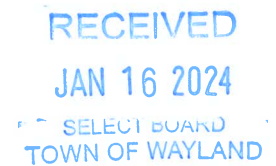
Proposed by: Select Board

To determine whether the Town authorizes the Select Board, with approval by Town Counsel as to form, to acquire by gift, purchase, eminent domain or otherwise, for general municipal purposes, on such terms and conditions as the Board of Selectmen deems appropriate, land including the fee or any lesser interest in all or any part of the parcels of land and the buildings and other structures, on and off LOCATION, identified as Lot X-X, shown on a plan prepared by the Town Surveyor entitled "XXX" dated July XX, 20XX and recorded with the Middlesex South Registry of Deeds as Plan XX of 20XX, and Parcel XX, and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any action relative thereto.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

TBD

Proposer's Comments (if needed, 150-word limit per Town Code):



For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Michael McCall Contact Person Phone: 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson: [Handwritten Signature] Date: 1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Capital Stabilization Fund Appropriation **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine if the Town will vote to appropriate the sum of \$xxx from **General Fund: Unreserved Fund Balance** to the capital stabilization fund.

Further information is not available at this time and will be updated in the future.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

TBD

Proposer's Comments (if needed, 150-word limit per Town Code):

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For more information about this article, contact Finance Director Brian Keveny at 508-358-3611 or email bkeveny@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611

Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Choose Town Officers Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to choose Town officers, agents, trustees, councils, commissioners, boards, and committees not elected by official ballot:

Table with 2 columns: Position (Trustees of the Allen Fund, Fence Viewers, Field Drivers, Measurers of Wood and Bark, Surveyors of Lumber) and Name/Entity (The Select Board, The Select Board, The Constables, Paul Doerr, Gary Slep, John R. Sullivan, Judy Currier, Susan W. Pope)

Select Board: Need to confirm all nominees' ability and willingness to serve.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This is a standard article that allows the Town to fill various positions. While many of these positions are obsolete in our current society, they are part of the charm and history of New England town meetings. To date, Wayland has continued the tradition of electing these positions at Town Meeting even though the Select Board (SB) may appoint some of them. The purpose of the article as written is to decide whom to elect, not the method of appointment.

A brief description of each position and future alternate means of selection follows.

The Allen Fund was established in 1854 through a gift from Miss Debby Allen and Mrs. Nabby (Allen) Draper. The permanent fund was intended for "beneficent objects." Although the Allen Fund was virtually depleted by 1990, it has recently grown so that it can now provide annual gifts. As of November 30, 2023, the balance in the Allen Fund is \$10,214.00. The trustees are responsible for overseeing the fund. The trust provides that the trustee shall be selected annually by vote of the annual town meeting; it also provides that in case no board of trustees is selected, the Selectmen shall be the Trustees of the Allen Fund. At a future Town meeting, citizens could vote to amend the trust document to provide that the Commissioners of Trust Funds serve as Trustees of the Allen Fund without annual vote.

Fence Viewers are arbitrators of fence disputes among neighbors and are established under M.G.L. c. 49, §1. The SB is authorized to appoint two or more fence viewers for one-year terms.

Field Drivers collect loose sheep, goats or other beasts and under M.G.L. c. 49, §22, the SB is authorized to appoint one or more field drivers for the Town.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Measurers of Wood and Bark are responsible for inspection, survey, measurement and sale of wood, coal and bark for fuel. They are appointed according to M.G.L. c. 94, §296, which provides for town meeting election of one or more measurers of wood and bark for one-year terms. A future town meeting could delegate the appointment power to the Select Board, thereby eliminating the need for this article thereafter.

Surveyors of Lumber, sometimes called a Measurer of Lumber, are responsible for measuring, marking or numbering the contents of any kind of wood or lumber, and M.G.L. c. 96, §7 authorizes that towns may elect one or more measurers (surveyors) of lumber. A home rule petition is required to make the position appointive by the Select Board.

If Town Meeting declines to elect the Fence Viewers, Field Drivers and Measurers of Wood and Bark, the Select Board would make the appointment at the next regular meeting. However, a home rule petition is required to make the position of Surveyors of Lumber appointive by the SB and given the obsolete nature of the position, it may be easier not to fill it if that is the desire of town meeting.

Proposer's Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

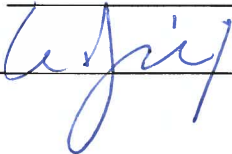
Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 **Date of Board Vote:** 12/18/2023

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Hear Reports Estimated Cost: \$0

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to receive and act upon reports of Town officers, agents, trustees, commissioners, boards and committees:

- Board of Assessors
Community Preservation Committee
Planning Board (if needed)
Public Ceremonies Committee
Select Board
Human Rights, Diversity, Equity and Inclusion Committee (HRDEIC)

There may be other committees that decide to submit a report for Town Meeting.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This is a standard article that allows reports commissioned by the Town or required by State law to be heard. Under Town Code Chapter 53, Section 3, whenever a report required by law is submitted to Town Meeting, it shall be included in the minutes of said meeting set forth in the Annual Town Report. This article provides a means of including such reports in the minutes of Town Meeting.

Proposer's Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

Contact Information for Publication in Warrant

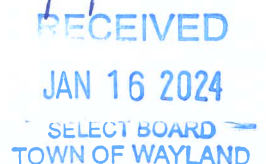
Contact Person Name: Michael McCall Contact Person Phone: 508-358-3620
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson: [Signature] Date: 1/16/2024





TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Sell or Trade Vehicles and Equipment Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

Proposed by: Select Board

To determine whether the Town will vote to authorize the Select Board to sell or otherwise dispose of surplus vehicles, equipment, or other personal property in connection with the purchase of new vehicles, equipment, or other personal property.

Table with 3 columns: Department, Vehicle/Equipment, Year

No vehicles or equipment have been identified for sale or trade as of this times. This is a placeholder article in case any are identified.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This is a standard article allowing the Town to sell or trade-in used vehicles, equipment or other personal property in compliance with the Town Code and Massachusetts General Laws.

Proposer's Comments (if needed, 150-word limit per Town Code):

For more information about this article, contact Town Manager Michael McCall at 508-358-3620 or email mmccall@wayland.ma.us.

Contact Information for Publication in Warrant

Contact Person Name: Michael McCall Contact Person Phone: 508-358-3620

Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit Article: 4-0 Date of Board Vote: 12/18/2023

Signature of Board Chairperson: [Signature] Date: 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Community Preservation Act – Set Asides and Transfer **Estimated Cost:** \$814,141

Article Description (final language to be provided by Town Counsel based on description provided):

1. Set aside for later spending from the Community Preservation Fund (CPF) Uncommitted Fund, in accordance with the requirements of the Community Preservation Act:
 - a. Not less than \$129,870 for open space, but not including land for recreational use; and
 - b. Not less than \$129,870 for historic preservation; and
 - c. Not less than \$129,870 for community housing; and
 - d. \$50,000 for administrative expenses; and
2. Set aside for later spending \$373,731 from the CPF Uncommitted Fund for annual debt service obligations relating to the acquisition of the conservation restriction on Mainstone Farm, as approved by the 2016 Annual Town Meeting; and
3. Transfer \$130,670 from the CPF Community Housing Fund to the Wayland Municipal Affordable Housing Trust Fund.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This article accomplishes three annual tasks for managing the Town's Community Preservation Fund (CPF):

- a) annual 10% distribution of funds to Community Housing, Historic Preservation, and Open Space — the three purposes as required by the Community Preservation Act (CPA) — and to the Administrative Fund for expenses incurred by the Community Preservation Committee;
- b) reservation of the monies required to fund the debt service on the Conservation Restriction on Mainstone Farm; and
- c) transfer of funds set aside for Community Housing in the Community Housing Fund to the Wayland Municipal Affordable Housing Trust Fund (WMAHTF) that was authorized by the 2014 Annual Town Meeting to provide for the creation and preservation of affordable housing in Wayland.

The CPF is the Town's primary vehicle for financing purchases of open space, undertaking historic preservation projects, and creating and preserving community housing that is affordable for low- and moderate-income individuals and families. CPF monies may also be used for many types of recreation projects as well as costs of administrative expenses and consultant fees associated with appraisals, surveys, studies, plans, and similar activities within the scope of the CPA's purposes. The CPF is funded through the local surcharge on real estate, contributions from the State Community Preservation Trust Fund, and interest earned on these amounts. An appropriation from any part of the Wayland CPF must (1) meet statutory criteria for its purpose, (2) be recommended by the Community Preservation Committee (CPC), and (3) be passed by a majority of Town Meeting, or two-thirds majority in the case of borrowing. These set asides and transfers do not increase or impact the Town's property tax rate. The descriptions below correspond with the appropriations listed above.

- a) **Annual Distribution of Funds:** Within the Wayland CPF, there are four separate pools of money. Three funds hold money designated exclusively for a single purpose, one each for open space, historic preservation, and community housing. Each of these three funds receives at least 10% of the annual contributions, which come from a 1.5% local real estate tax surcharge and from the State Trust Fund yield. The remainder of annual contributions (not more than 70%) is assigned to the Uncommitted Fund, which retains the balance of funds not specifically designated. The monies in the individual purpose funds can only be used for those specific purposes, while the monies in the Uncommitted Fund may be used for any of the three purposes, certain recreation projects, and CPC administrative expenses (such as appraisals, studies, and plans). The first part of



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

this article accomplishes the annual allocation to the three individual purpose funds and a set aside for administrative expenditures.

- b) Debt Service: The 2016 Annual Town Meeting voted to purchase a Conservation Restriction protecting Mainstone Farm from development and preserving it as open space in perpetuity. To accomplish that purchase, the Town incurred debt that is paid exclusively by Community Preservation Fund revenue. This allocation services that debt.
- c) Community Housing Funds Transfer: The WMAHTF was created to address the shortage of affordable housing in Wayland. Funds to be transferred to the WMAHTF this year are those allocated to the Community Housing Fund through the annual distribution cited in paragraph a) and an additional \$800 previously deposited in that fund. The transferred funds retain the same use restrictions as if they continued to be held in the CPF.

ARGUMENTS IN FAVOR:

These set asides and transfer are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These set asides and transfer do not increase or impact the Town's property tax rate.

- a) The 10% set asides are required by the Community Preservation Act (CPA), but also ensure that the Town continues to balance our community's needs of housing, open space, and historic preservation consistent with the CPA. The set aside for administrative spending enables the CPC to fund appraisals, plans, studies, and similar expenses that support the CPC's ability to carry out its statutory responsibilities.
- b) Funds set aside from the uncommitted fund are used to pay the debt service obligations related to the Mainstone Farm Conservation Restriction approved at Town Meeting in 2016.
- c) The Town created the WMAHTF in 2014 to facilitate the creation and preservation of housing for people with low or moderate income. Transferring funds to the WMAHTF enables the Town to make progress on affordable housing issues and pursue opportunities for affordable housing with greater flexibility than if tied to the Annual Town Meeting schedule. The CPA's use restrictions apply to funds transferred from the CPF to the WMAHTF.

ARGUMENTS OPPOSED:

- a) Some may oppose funding the individual purpose funds (open space, historic preservation, and community housing) at the statutory minimum of 10% and would instead devote a greater percentage of the funds to a single purpose, rather than retaining 70% of the revenue in the Uncommitted Fund that can be used for these uses and certain recreation projects.
- b) Some may oppose the amount being allocated for administrative expenses; however, not allocating the funds would negatively affect the CPC's ability to procure appraisals, studies, and similar work to support the CPC's performance of its statutory responsibilities.
- c) Some may oppose the transfer of funds from the CPF Community Housing Fund to the WMAHTF, however, this would be inconsistent with the Town's adoption of the Trust and the practice of transferring funds annually.

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866
Contact Person Town Email: sweinstein@wayland.ma.us



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 Date of Board Vote: 1/11/2024

Signature of Board Chairperson:  Date: 1/16/2024

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Special Education Stabilization Fund Estimated Cost: \$150,000

Article Description (final language to be provided by Town Counsel based on description provided):

Determine whether the Town will vote to appropriate the sum of \$150,000 to said fund to be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing or otherwise.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny Contact Person Phone: 508-358-3611

Contact Person Town Email: bkeveny@wayland.ma.us

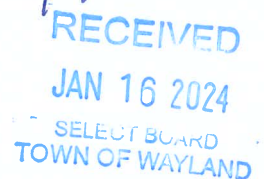
Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: 5-0 Date of Board Vote: 01/16/2024

Signature of Board Chairperson: [Signature] Date: 1/16/2024





TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Rescind Unissued Debt **Estimated Cost:** XXX

Article Description (final language to be provided by Town Counsel based on description provided):

To determine if the town will vote to authorize unissued debt for various projects totaling xxx to be rescinded.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

This article releases previous debt that is no longer need and was previously borrowed for the following capital projects:

Launcher Way Land Acquisition (Community Housing).....\$4,000,000

Total: xxxx

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Brian Keveny **Contact Person Phone:** 508-358-3611
Contact Person Town Email: bkeveny@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: 4-0 **Date of Board Vote:** 01/08/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Revise Town Code Chapter 43 Personnel **Estimated Cost:** \$0

Article Description (final language to be provided by Town Counsel based on description provided):

Revise Town Code Chapter 43 Personnel to remove all conflicts with the Town Manager, as identified by Town Counsel.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Pursuant to the Town Manager Act, which was approved at the 2021 Annual Town Meeting and signed into law on March 16, 2022 in Chapter 33 of the Acts of 2022, the Town Manager is “responsible for the daily administration of the town-wide personnel system, including the maintenance of personnel records and the enforcement of personnel policies, rules and regulations and managing personnel costs to ensure maximum efficiency and fairness across town departments.” Upon review and analysis of the Town Manager Act and Town Code Chapter 43 Personnel, Town Counsel has identified numerous conflicts. Because Section 13 of the Town Manager Act states that in the event of a conflict with Town Code that the Town Manager Act prevails, Chapter 43 should be revised.

Proposer’s Comments (if needed, 150-word limit per Town Code): NONE

Contact Information for Publication in Warrant

Contact Person Name: Town Manager Michael McCall **Contact Person Phone:** 978-358-3620

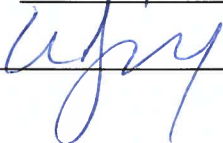
Contact Person Town Email: mmccall@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: 4-0 **Date of Board Vote:** 01/08/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Board Name: Select Board

Board Vote (Quantum) to Submit

Article:

4-0

Date of Board Vote: 01/08/2024

Signature of Board Chairperson:

[Handwritten Signature]

Date:

1/16/24

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SELECT BOARD
TOWN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Amend Zoning Bylaws & Town Zoning Map – MBTA Communities Multi-Family Housing **Estimated Cost:** --

Article Description (final language to be provided by Town Counsel based on description provided):

Amend the Code of the Town of Wayland to add a new Article 27 Multi-Family Housing Overlay District, Section 198-2701, *et seq.*, in order to comply with G.L. c. 40A, Sec. 3A the so-called MBTA Communities legislation. And, amend the Zoning Map of the Town of Wayland to reflect a new overlaid district, comprised of three or more sub-districts, where multi-family housing is permitted as-of-right.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

As a result of January 14, 2021 amendments to Section 3A of the Massachusetts Zoning Act, G.L. c. 40A, Wayland, an “MBTA Adjacent Community”, is required to have a zoning bylaw that provides for at least 50 acres to be zoned for multi-family housing use. The designated multi-family housing zone may be superimposed on existing underlying zones so that development of land may be undertaken subject to the requirements of the overlay or by complying with all applicable requirements of the underlying district. The Town is not required to create multi-family housing. It is only required to zone so that it could be created at some time in the future. The basic State requirements are that the district: a) contain 50 acres – made up of at least one area of 25 contiguous acres and several smaller areas of no less than 5 contiguous acres each; b) support a minimum density of 15 units per acre on average; c) not be subject to any age restrictions; d) exclude surface waterbodies, wetlands and buffer zones, protected open space and recreational land, cemeteries, Zone I wellhead protection areas, privately-owned land used for educational or institutional uses, publicly-owned land generally; e) avoid sensitive land such as land subject to flooding and priority habitat for rare or threatened species; and f) encourage development of a scale, density and aesthetic that are compatible with existing surrounding uses.

The repercussions for failure to have such a district are loss of funding for grant programs and potential civil suit by the Massachusetts Attorney General and others. The town is required to submit a district compliance Application with Town Meeting approved zoning by no later than December 21, 2024.

Proposer’s Comments (if needed, 150-word limit per Town Code):

To be provided.

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Contact Information for Publication in Warrant

Contact Person Name: Anette Lewis **Contact Person Phone:** 508/358-3778
Contact Person Town Email: alewis@wayland.ma.us

Proposing Board Information

Board Name: Planning Board
Board Vote (Quantum) to Submit Article: 5 - 0 **Date of Board Vote:** 1/9/2024
Signature of Board Chairperson: Anette Lewis **Date:** 1/9/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Fire Department Staffing Study

Estimated Cost: \$39,000

Article Description (final language to be provided by Town Counsel based on description provided):

The article requests funds to complete a staffing study for the fire department. The challenges facing the Wayland Fire Department have changed significantly over the past 25 years. This includes the type of calls for service, as well as the significant increase of call volume. These funds would be used to hire a third party consultant to review current staffing levels and make recommendations for greater operational effectiveness. (No third part staffing study has been completed within the past 20 years.)

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The challenges facing the Wayland Fire Department have changed significantly over the past 25 years. This includes the type of calls for service, as well as the significant increase of call volume. These challenges include: the addition of assisted living facilities and large residential apartment buildings; electric storage systems in homes; electric vehicles; increased code enforcement and staffing ambulances at the paramedic level. These challenges are made greater by a labor pool where it is becoming increasing more difficult to hire qualified paramedics.

This staffing study could benefit the town and the department by reviewing staffing levels and making recommendations for operational efficiency.

It is important to have a third party consultant complete this study to provide the town with an objective point of view and potential recommendations for operationally efficiency.

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Neil McPherson

Contact Person Phone: 358- 6914

Contact Person Town Email: firechief@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article:

4-0

Date of Board Vote: 01/08/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Classification and Compensation Study for All Town Wage Scales **Estimated Cost:** \$60,000

Article Description (final language to be provided by Town Counsel based on description provided):

To determine if the Town will vote to appropriate \$60,000 from **XXXX** Fund to hire a consultant to work under the direction of the Town Manager and Human Resources Manager to conduct a comprehensive Classification and Compensation Study of the following Town wage scales:

- Non-Union Wage Scale, N Schedule
- AFSCME Wage Scale, G Schedule
- Library Wage Scale, L Schedule
- Teamsters – DPW Wage Scale, D Schedule
- Fire Wage Scale, F Schedule
- Police Wage Scale, P and D Schedules
- Non-Union Miscellaneous Wage Scales for the following:
 - Public Safety
 - Library Clerks, Part-time Weekend Library Professionals, Library Pages
 - Health Workers
 - Building Inspectors
 - Substitute Nurses
 - Seasonal Laborers
 - Seasonal Recreation and Summer Camps

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The purpose of the classification and compensation study is to provide an analysis of all current Town staff positions and responsibilities to achieve an equitable wage structure for all employees. The primary goal of the study is to provide data on the Town's market competitiveness in order to attract and retain qualified candidates in an increasingly competitive job market. The study will provide analysis on how best to implement wage scales and grades in order to achieve internal equity both within and across Departments and across comparable positions.

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Michael McCall **Contact Person Phone:** 508-358-3620
Contact Person Town Email: mccall@wayland.ma.us

Proposing Board Information



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Signature of Board Chairperson: _____

C. J. King

Date: _____

1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Loker Elementary School Solar Agreement Estimated Cost:

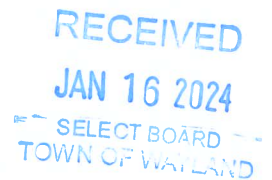
Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to:

- a) [amend Article 18 passed at the 2021 Annual Town Meeting to] authorize the Select Board to enter into and execute a renewable energy power purchase and/or net metering credit purchase agreement for the purchase of solar energy or net metering credits generated by a solar photovoltaic power generation system to be installed and operated on the roof of Loker Elementary School and a related battery energy storage system for a term of up to twenty five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town; and
b) authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, cl.45, with the approval of Town Counsel as to form, to enter into and execute a structured tax or payment in lieu of tax (PILOT) agreement in connection with said solar photovoltaic power generation system to be installed and operated at the Loker Elementary School for a term of up to twenty-five (25) years upon, such terms and conditions as the Select Board shall deem to be in the best interest of the Town.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Proposer's Comments (if needed, 150-word limit per Town Code):



Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn Contact Person Phone: 508/667-5164
Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: Select Board
Board Vote (Quantum) to Submit
Article: 4-0 Date of Board Vote: 01/08/2024
Signature of Board Chairperson: [Signature] Date: 1/16/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Comments/Questions:

- 1) – *Article 18 passed at the 2021 ATM approved contract terms for this project of up to twenty years. If approved, clause (a) of this article would amend the article passed by the 2021 ATM to allow for contract terms up to twenty-five (25) years. The longer contract period would increase and extend the annual electricity cost savings afforded by the solar agreement. This clause also would clarify that the project can include the related battery energy storage system, in the event that project economics justify it.*
- 2) *Clause (b) would amend clause (c) of Article 18 passed at the 2021 ATM to reflect subsequent state legislation that shifted authority for entering into a PILOT from Massachusetts General Laws Chapter 59, Section 38H to Section 5, Clause 45. The project appears to be eligible for exemption from personal property tax pursuant to Clause 45. If this is confirmed (who confirms?), a PILOT agreement would not be needed, making this clause (b) unnecessary.*
- 3) *Article 18 of the 2021 ATM authorized the Select Board. Should these authorizations now be for the Town Manager?*



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Solar Agreements for Town properties

Estimated Cost: XXX

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to:

[a) transfer from the Council on Aging (“COA”) the care, custody, management and control of the parking lot and building of the Council on Aging building at 8 Andrew Avenue for COA purposes, to the Council on Aging for such purposes, and to the Select Board for the purpose of leasing, as lessor, or licensing said areas of the building and land for a term of not more than twenty five (25) years for the installation and operation of solar photovoltaic power generation systems to be installed and operated on the roof of the Council on Aging building and on a solar canopy located in the parking lot;]

b) authorize the Select Board to enter into and execute a renewable energy power purchase and/or net metering credit purchase agreement for the purchase of solar energy or net metering credits generated by said systems above for a term of up to twenty-five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town;

c) with the approval of the relevant Town entities, authorize the Select Board for the purpose of leasing, as lessor, or licensing other Town-owned lands and buildings for a term of not more than twenty five (25) years for the installation and operation of solar photovoltaic power generation systems with system generating capacities of less than [100 kilowatt DC] to be installed and operated on such lands and buildings;

d) authorize the Select Board to enter into and execute renewable energy power purchase and/or net metering credit purchase agreements for the purchase of solar energy or net metering credits generated by systems described in clause (c) above for a term of up to twenty-five (25) years, on such terms and conditions as the Select Board deems to be in the best interests of the Town;

e) authorize the Select Board, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, clause 45, with the approval of Town Counsel as to form, to enter into and execute structured tax or payment in lieu of tax (PILOT) agreements in connection with said solar photovoltaic power generation systems for a term of up to twenty-five (25) years upon, such terms and conditions as the Select Board shall deem to be in the best interest of the Town.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Questions:

- 1) *Is Clause (a) needed? What Town entity currently controls the COA building?*
- 2) *Should these authorizations be for the Town Manager or the Select Board?*
- 3) *For other smaller projects located on buildings and properties controlled by other Town entities, how would the transfer of authority?*

Proposer’s Comments (if needed, 150-word limit per Town Code):



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn **Contact Person Phone:** 508/667-5164

Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: 4-0 **Date of Board Vote:** 01/08/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: To Adopt the Massachusetts Specialized Energy Code **Estimated Cost:** _____

Article Description

To determine whether the Town will vote to amend Chapter 197 of the Town of Wayland General ByLaws to adopt the “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of January 1, 2025, a copy of which is on file with the Town Clerk, or take any other action relative thereto.

Chapter 197 SPECIALIZED ENERGY CODE

- § ___-1 Definitions
- § ___-2 Purpose
- § ___-3 Applicability
- § ___-4 Stretch Code

§ ___-1 Definitions

Chapter 197 SPECIALIZED ENERGY CODE [Adopted XXX]

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

Stretch Energy Code - Codified by the combination of 225 CMR 22 and 23¹⁺, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

¹ The Stretch energy code was previously codified in 780CMR appendix 115.aa, prior to the passage of the 2021 Act Creating a Next-generation Roadmap for Massachusetts Climate Policy (2021 Climate Act). The 2021 Climate Act transferred authority for promulgation of the Stretch energy code to the Department of Energy Resources.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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§ ___-2 Purpose

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

§ ___-3 Applicability

This energy code applies to residential and commercial buildings.

§ ___-4 Specialized Code

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into the Town of _____ General Bylaws, Chapter _____.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

In 2021, Massachusetts adopted the Climate Act, which obligates the state to achieve Net Zero emissions by 2050. To make that happen faster, the state has introduced the "Specialized Energy Code." The Specialized Code includes requirements beyond the energy Stretch Code, already adopted by Wayland, which are designed to ensure that new residential and commercial construction are consistent with a net-zero economy by 2050.

Adopting the Specialized Code will reduce building emissions in line with State requirements and Wayland's Climate Action Mobilization Plan. The Specialized Energy Code ensures that new residential and commercial buildings archive stringent energy efficiency standards and minimize or eliminate the use of fossil fuels. The Specialized Energy Code allows for both all-electric and "mixed-fuel" homes (homes that use a fossil fuel like natural gas or oil). For new homes built with "mixed fuels," the Code requires that they are pre-wired for future electrification and include some rooftop solar if the roof angle and nearby trees allow. The Specialized code does not require anyone to cut down trees.

This article proposes adopting the Specialized Energy Code as part of the Town's General By-laws. The Specialized Energy Code applies to new construction only and does not apply to additions, renovations, or historic buildings.

The proposed Specialized Energy Code By-law uses standard, templated language from the state that is the same as that used in other surrounding towns. A majority vote at Town Meeting is required for approval of this article.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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As of January 8, 2024, 31 Massachusetts towns and cities have adopted the Specialized Code, including Acton, Boston, Brookline, Concord, Lexington, Lincoln, Needham, Sherborn, Stow, Watertown, and Wellesley.

The Specialized Code will become effective January 1, 2025. This timeline is consistent with the Massachusetts Department of Energy Resources recommendation.

Concerns may exist about how the Specialized Code will affect the costs of new construction. Currently, all new construction in Wayland must meet the Stretch Energy Code. After July 2024, the energy efficiency requirements are identical for the existing Stretch Code and the proposed Specialized Code. The Specialized Code includes added requirements to wire buildings to be all-electric. Massachusetts Department of Energy Resources notes that “low-rise residential buildings built with all electric heating and cooling (via heat pumps) will typically cost less to build and operate than those built with fossil fuel heating. One reason for this is that heat pumps can be used for both heating and central air conditioning, whereas fossil fuel heated new homes typically require a separate air conditioning system.” [2023 Stretch Energy and Municipal Opt-In Specialized Building Code Frequently Asked Questions – <https://www.mass.gov/doc/2023-stretch-energy-and-municipal-opt-in-specialized-building-code-faq/download>] If property owners in the future want to move away from fossil fuels, the buildings (including mixed-fuel use) will be built to make this transition easier. The buildings will be pre-wired to enable all-electric systems and avoid significantly greater costs to convert these buildings to all-electric in the future. It is impossible to forecast energy costs for gas, oil, or electricity. Thus it is not possible to address operating costs for all electric-heated buildings versus those using fossil fuels.

Residents may also ask if the Specialized code will discourage the creation of affordable housing. Financial incentives through Mass Save and competitive incentives from the Department of Housing and Community Development and expanded incentives from the federal government provide resources to assist affordable housing developers in meeting the Specialized Code. Developers who pursue solar typically do this through third-party power purchase agreements that provide solar energy with no upfront cost. The result is affordable housing that delivers comfort and energy efficiency in perpetuity, providing affordable housing residents with health benefits and lower energy bills over time.

Proposer’s Comments (if needed, 150-word limit per Town Code):

Spring 2022 Town Meeting voted to declare a Climate Emergency and directed the Town to prepare a Climate Action Mobilization Plan (CAMP) to achieve a minimum 50% reduction in the Town’s aggregate greenhouse gas (GHG) emissions by 2030 and seek a higher 75% reduction if possible. Wayland released the CAMP in June 2022. The plan documents that homes and buildings account for more than 50% of our greenhouse gas emissions. Ensuring that new building construction minimizes such emissions is a critical step to achieving our goals. Adopting the Specialized Code is an important step to help ensure we meet our Wayland and state climate goals.

The Town is already taking action to move to all-electric construction with the proposed Council on Aging building. The project is being designed to be consistent with the Specialized Code to meet strong energy efficiency standards, not use fossil fuels, incorporate onsite solar, and provide electric vehicle charging.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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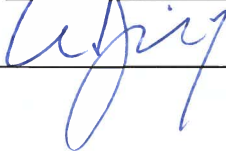
Contact Information for Publication in Warrant

Contact Person Name: Ellen Tohn **Contact Person Phone:** 5086675164
Contact Person Town Email: etohn@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit
Article: 4-0 **Date of Board Vote:** 01/08/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Funding for Rt 20 Curb Cut and Sidewalk Engineering **Estimated Cost:** \$200,000

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to appropriate a sum of money for third-party engineering services to provide fully engineered plans for the Route 20 roadway, from Route 27 to 492 Boston Post Road, for curb cuts, sidewalks, street trees, landscape and lighting to improve the Route 20 corridor.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

There is a strong need to improve the Route 20 Wayland Center roadway corridor for walkability, accessibility and aesthetics. Existing sidewalks and curbs are non-continuous and/or in disrepair. The district appears dilapidated, and improving the roadway and shoulders would significantly boost both visual and physical appearance and functionality for Wayland residents and businesses. Weston recently completed improvements of its town center roadway, and other towns around the Commonwealth have undertaken similar planned efforts, with excellent results.

Three modes of funding exist for future improvements of the corridor:

- 1) Getting in queue for state funds on the State's TIP (Transportation Improvement Project) list,
- 2) Regular state maintenance of the roadway (e.g. Route 20 in the Coach Grill area was repaved and sidewalks added in the last 2-3 years, by the state) or
- 3) Town funds (which may be needed for lighting upgrades or landscaping components, TBD)

In order to request state funds or to encourage work under the first two modes, which would be the preferred path -- and likely the required path since Route 20 is a state road -- the Town must complete "shovel ready" engineered plans at its own expense. This article will provide funding for the required engineering plans. Once complete, Wayland can kick off the state process for eventual improvement of the corridor over the coming years. Notably, this design process can dovetail with Route 20 Master Planning zoning efforts started in 2023 and continuing in 2024.

Proposer's Comments (if needed, 150-word limit per Town Code):
(see above)

Contact Information for Publication in Warrant

Contact Person Name: Tom Holder **Contact Person Phone:** 508.358.3678

Contact Person Town Email: tholder@wayland.ma.us

Proposing Board Information

Board Name: Select Board



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Board Vote (Quantum) to Submit

Article:

3.2

Date of Board Vote: 01/16/2024

Signature of Board Chairperson:

Date: 1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Reaffirm Remote Participation at Town Meeting **Estimated Cost:** zero

Article Description (final language to be provided by Town Counsel based on description provided):

To see if the Town will vote to re-authorize the Select Board to petition the General Court for an act of special legislation entitled "Remote Participation in Town Meeting," the full text of which is printed below, or take any other action relative thereto.

An Act authorizing remote participation at town meetings in the town of Wayland.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding chapter 39 of the General Laws, or any general or special law or charter provision to the contrary, the town of Wayland may hold annual and special town meetings with voters located in a common, physical location, fully remote or partially remote, to be known as a hybrid town meeting.

SECTION 2. Any town meeting held remotely or in hybrid form in accordance with this act shall be recorded and the recording shall be made available for public viewing on the town's website for no fewer than 30 days following the conclusion of the meeting. The recording shall also be a permanent record of the town, subject to disclosure upon request.

SECTION 3. All actions taken at a remote or hybrid town meeting held in accordance with this act shall be ratified, validated and confirmed to the same extent as if the town meeting had been conducted entirely in person.

SECTION 4. This act shall take effect upon its passage.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Passage of this article will further evidence the town's support for special legislation that permits remote participation and voting at town meeting, which is presently not allowed for open town meeting.

This article is identical to Article 19, which was adopted at the 2023 Annual Town Meeting. A similar article was adopted at the 2021 Annual Town Meeting.

Despite efforts to persuade the Massachusetts legislature to pass two proposed bills on this topic, the legislature did not pass them. Passage of this warrant article will again signal the town's desire to make the necessary statutory changes that would permit Wayland town meeting members to participate remotely.

Proposer's Comments (if needed, 150-word limit per Town Code):



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Contact Information for Publication in Warrant

Contact Person Name: Thomas J. Fay **Contact Person Phone:** _____

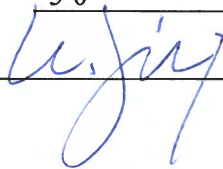
Contact Person Town Email: tfay@wayland.ma.us

Proposing Board Information

Board Name: Select Board

Board Vote (Quantum) to Submit

Article: 5-0 **Date of Board Vote:** 01/16/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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TOWN OF WAYLAND



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Revise Town Code 91-1

Estimated Cost: \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

To see if the Town will vote to consider the changes to Town Code § 91-2:

§ 91-1 Definitions.

A. As used in this article, the following words and terms have the following meanings:

KENNEL

Four or more dogs, six months of age or older, kept on a single property, whether for breeding, sale, training, hunting, companionship, or any other purpose.

KENNEL LICENSE

A special license issued to a kennel, which allows payment of a single fee covering all dogs in the kennel; with the kennel license, the kennel owner receives a special kennel tag for each dog in the kennel.

'Personal kennel', a pack or collection of more than 45 dogs, 3 months old or older, owned or kept under single ownership, for private personal use; provided, however, that breeding of personally owned dogs may take place for the purpose of improving, exhibiting or showing the breed or for use in legal sporting activity or for other personal reasons; provided further, that selling, trading, bartering or distributing such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops; provided further, that a personal kennel shall not sell, trade, barter or distribute a dog not bred from its personally-owned dog; and provided further, that dogs temporarily housed at a personal kennel, in conjunction with an animal shelter or rescue registered with the department, may be sold, traded, bartered or distributed if the transfer is not for profit.

Personal kennels will be inspected by the Animal Control Officer (ACO). Upon a successful inspection, the ACO will forward the report to the Town Clerk, at which time the Town Clerk will contact the resident for payment, and upon payment, a personal kennel license will be processed.

"Commercial boarding or training kennel", an establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, that "commercial boarding or training kennel" shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.

"Commercial breeder kennel", an establishment, other than a personal kennel, engaged in the business of breeding animals for sale or exchange to wholesalers, brokers or pet shops in return for consideration.

Commercial kennels – whether for breeding, boarding or training will need to be inspected by the ACO. Every first time applicant for a new commercial kennel license must first obtain a special permit from the Zoning Board of Appeals, pursuant to Wayland Town Bylaws, Chapter 198, Zoning §198-203.1. Once the Zoning Board of



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Appeals makes a favorable decision, the application may then submit an application to the Town Clerk's Office to apply for a Kennel License.

"Veterinary kennel", a veterinary hospital or clinic that boards dogs for reasons in addition to medical treatment or care; provided, however, that "veterinary kennel" shall not include a hospital or clinic used solely to house dogs that have undergone veterinary treatment or observation or will do so only for the period of time necessary to accomplish that veterinary care.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The Town's bylaws are very vague on the process of how one applies for a kennel license, and the definition of a kennel based on MGL. I would like to see the definitions updated in our bylaw so it is better understood by residents as well as the Town Departments that may be involved with licensing for kennels.

Proposer's Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Trudy Reid Contact Person Phone: 508-358-3631

Contact Person Town Email: treid@wayland.ma.us

Proposing Board Information

Board Name: Town Clerk

Board Vote (Quantum) to Submit

Article: N/A Date of Board Vote: N/A

Signature of Board Chairperson: *Trudy L. Reid* Date: 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Revise Town Code 91-2 **Estimated Cost:** \$XXX

Article Description (final language to be provided by Town Counsel based on description provided):

To see if the Town will vote to consider the changes to Town Code § 91-2:

§ 91-2 **Vaccination, licensing and fees.**

(7) Annual renewal. Dog owners must renew each dog license annually. The annual licensing period runs from January 1 through December 31.

License due date/late fee. The application form for obtaining, renewing or transferring a license shall be distributed to each household no later than December 1 each year. Dog owners must return forms and fees to the Clerk by ~~January 15 (or the first business day thereafter, if the 15 falls on Saturday, Sunday, or legal holiday)~~. **March 1st, (or the first business day thereafter if the 1st falls on a Saturday, Sunday, or legal holiday)** Any license renewed after this date is overdue, and the owner must pay a late fee in addition to the license renewal fee. The overdue license fee and the late fee may be added to the owner's tax bill or may be recovered through the imposition of a municipal charges lien on any property standing in the name of the dog owner, pursuant to Massachusetts General Laws Chapter 40, § 58.

Add:

(10) To see if the town will accept a portion of MGL Chapter 140, section 139 (c) - No fee shall be charged for a license for a dog owned by a person aged 70 years or over in a city or town that accepts this provision. No license fee or portion thereof shall be refunded because of the subsequent death, loss, spaying or removal from the commonwealth or other disposal of the dog.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Rationale –

Late Fee - by extending the effective date of the late fee, gives residents ample time after receiving their registration notice, and getting through the holiday seasons.

Age 70 + Allowing age 70 + to register their dogs is always good thing for seniors, and my eliminating the fee, it may encourage more seniors to register their dogs

Proposer's Comments (if needed, 150-word limit per Town Code):

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TOWN OF WAYLAND

Contact Information for Publication in Warrant

Contact Person Name: Trudy Reid **Contact Person Phone:** 508-358-3631

Contact Person Town Email: treid@wayland.ma.us



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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Proposing Board Information

Board Name: Town Clerk

Board Vote (Quantum) to Submit

Article:

N/A

Date of Board Vote: N/A

Signature of Board Chairperson:

Judy R. Reed

Date:

1/16/2024



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Community Preservation Act – Affordable Housing Consultant Services **Estimated Cost:** \$28,000

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriate from the Community Preservation Fund Uncommitted Fund for community housing purposes not more than \$28,000 to be expended by the Town to engage one or more housing consultants over a period of two years to support, coordinate, and advance the Town's affordable housing efforts.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, creation, preservation, and support of community housing, as well as the rehabilitation or restoration of community housing that was acquired or created with community preservation funds.

The Town Planner has requested continuation of funding for affordable housing consulting services. It is anticipated that the funds will be utilized to procure services provided by the Regional Housing Service Office (RHSO). The amount of \$28,000 is intended to cover 2 years of the annual fee plus a cushion for additional services outside the scope of the annual allowance. RHSO provides support on affordable housing issues for the Town Planner, Municipal Affordable Housing Trust Fund, Housing Partnership, and other Town leaders, including advising on legal requirements, accessing funds, drafting documents, and more. RHSO has a proven track record of increasing and preserving affordable housing with Wayland and several nearby communities. This funding may also be used for services provided by other housing consultants.

Ideally, the Town would create and fund a position in the Planning Department to manage the Town's affordable housing needs. For the meantime, the CPC recommends appropriating funds to enable the Town to access these vital services.

ARGUMENTS IN FAVOR

The Housing Consultant would be funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.

The Town – including multiple staff and boards – has utilized affordable housing consultant services for several years, funded through the Uncommitted Fund. This appropriation will cover two years of consultant services, helping Wayland make progress on affordable housing goals, secure outside funds, and comply with applicable statutes and regulations.

ARGUMENT OPPOSED

The Town should fund a position in the Planning Department to support affordable housing functions rather than utilizing an outside contractor.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866

Contact Person Town Email: sweinstein@wayland.ma.us



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

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JAN 16 2024
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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Community Preservation Act – Open Space Projects: Estimated Cost: \$65,846
Improvement at Pine Brook Conservation Area;
Biocontrol of Purple Loosestrife at Cow Common; and
Conservation Restriction, House Demolition, and Trail
Construction for 27 Sherman’s Bridge Road with
Archaeological Monitoring

Article Description (final language to be provided by Town Counsel based on description provided):

1. Appropriate from the Community Preservation Fund Open Space Fund:
 - (a) Not more than \$9,065 for installation of granite stairs to access the trails at Pine Brook Conservation Area; and
 - (b) Not more than \$6,000 for a biocontrol project to address invasive purple loosestrife at the Cow Common Conservation Area; and
 - (c) For the property at 27 Sherman’s Bridge Road, not more than \$6,500 for legal fees associated with preparing the conservation restriction and not more than \$3,500 to endow monitoring of the conservation restriction; not more than \$13,781 for construction of an ADA-accessible trail; and not more than \$12,000 for demolition of the existing house; and
2. Appropriate from the Community Preservation Fund Uncommitted Fund for historic preservation purposes not more than \$15,000 to be expended by the Historical Commission for archaeological monitoring of the house demolition and trail construction at 27 Sherman’s Bridge Road.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

The Community Preservation Act (CPA) may be used for the acquisition, creation, and preservation of open space, as well as the rehabilitation or restoration of open space that was acquired or created with community preservation funds. This article presents the Community Preservation Committee’s (CPC) recommendations of the eligible open space projects requested by the Conservation Department. The article also includes an appropriation for historic purposes associated with the proposed work at 27 Sherman’s Bridge Road, recommended by the CPC. The descriptions below correspond with the appropriations listed above.

Part 1.

- (a) This capital improvement project will replace the deteriorated and unsafe existing stairs at the Pine Brook Conservation Area, which provide access to conservation trails. The stairs are located between 50 and 54 Forty Acres Drive. The new granite steps with handrail will have greater tread depth, reducing the angle of the stairs and supporting access for people who are unable to ascend or descend the stairs because of the current steepness. These long-lasting steps will provide safe access for visitors to the conservation area.
- (b) Purple loosestrife is a highly invasive plant that affects wetland areas, choking out native plant species. This habitat preservation project would introduce *Galerucella* beetles at the Cow Common Conservation Area over a two-year period to reduce and control purple loosestrife. The beetles have a record of effectiveness for addressing purple loosestrife and preserving wetland habitats throughout the Commonwealth. The project will be undertaken in collaboration with the Massachusetts Office of Coastal Zone Management, Division of Ecological Restoration. Cow Common is located at 64 Old Sudbury Road.
- (c) The 2022 Annual Town Meeting voted to purchase the property at 27 Sherman’s Bridge Road for open space purposes, using CPA funds. The property helps to link two conservation areas, Trout Brook and Castle Hill. This appropriation will resolve outstanding issues at the property as follows.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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- (1) The CPA requires imposition of a conservation restriction on property acquired for open space purposes. The Sudbury Valley Trustees, a nonprofit land trust that owns and/or provides stewardship for a number of protected land areas in Wayland, has agreed to draft and manage the conservation restriction. Wayland will pay for preparation of the conservation restriction and will pay for monitoring services through an endowment. CPA funds may be used for “payments to a nonprofit organization to hold, monitor and enforce usage restrictions on real property acquired with community preservation funds.” M.G.L. c. 44B, §12(a).
- (2) To facilitate use of this new addition to the Town’s conservation land inventory, the Conservation Department will construct an Americans with Disabilities Act (ADA)-compliant trail to connect with an existing trail that approaches a vernal pool on the abutting Trout Brook Conservation Area. At the intersection with the existing trail, the Conservation Department proposes to install an interpretive panel and a bench, where people will be able to observe birds and other wildlife that live in and around the vernal pool. An extension to the new trail will lead uphill, providing visitors with a view of the dramatic glacially-formed landscape of eskers and a deep kettle hole, then loop back around to the parking area.
- (3) One of the conditions of the purchase and sale was that the existing house be demolished. The Conservation Department does not have sufficient funds to complete demolition of the house and removal of the debris. This additional appropriation will allow that work to be completed in an environmentally-sensitive manner.

Part 2.

- (d) State law requires an archaeologist to monitor digging on public lands, which includes land at 27 Sherman’s Bridge Road. This appropriation from the Community Preservation Fund Uncommitted Fund for historic preservation purposes will ensure that the Town is in compliance with Massachusetts law and is positioned to identify and document any historical artifacts that may be found from soil disturbance associated with filling in the house foundation and constructing the trail.

ARGUMENTS IN FAVOR:

These projects are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town’s property tax rate. Wayland adopted the CPA to accomplish, in part, projects that create, acquire, or preserve the Town’s open space resources; and, in part, projects that preserve the Town’s historic resources.

- (a) The granite steps are a needed and enduring improvement to improve safety and enhance access to the Pine Brook Conservation Area trails.
- (b) Purple loosestrife has a devastating impact on native plant and wildlife species. The biocontrol of purple loosestrife has a record of effectiveness in Massachusetts without introducing harmful chemicals and requires no physical disturbance of habitat or adverse impact to native wildlife.
- (c) State law requires that the new open space asset at 27 Sherman Bridge Road needs to be protected by a conservation restriction. Sudbury Valley Trustees is a longtime trusted partner in land stewardship in Wayland. The new trail will integrate into the broader Wayland conservation trail system by linking with a vernal pool trail on the Trout Brook conservation area. The portion from the parking lot to the intersection with the Trout Brook trail will comply with the ADA. Additional funding will complete removal of the existing house from the property, fulfilling the terms of the purchase and sale.
- (d) The house demolition and trail construction at 27 Sherman’s Bridge Road cannot proceed without an archaeological monitor. This appropriation will cover the cost of the archaeologist’s services.

ARGUMENTS OPPOSED:

- (a) Some may see the granite steps as an excessive cost. The existing stairs could be repaired or replaced using less expensive materials and improving access to the trails is unnecessary.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

- (b) Some may believe that Wayland should keep the purple loosestrife because it adds to the beauty of the wetlands, even though it destroys native plant species and the wildlife that depend on those species. Some may think that other means of addressing invasive purple loosestrife, without relying on insects, are preferable. Or some may believe that there are other conservation areas that could be a better choice for this project.
- (c) Some may suggest that the Town could use a different nonprofit organization for monitoring the conservation restriction. Some may believe that the property should not be disturbed with a designated trail, even though the proposed trail would improve the conservation experience for people with mobility disabilities. And some might believe that we should risk legal exposure by not complying with the terms of the purchase and sale, leaving the existing house, and accepting the potential liability of harm to persons as it continues to deteriorate and become more unsafe.
- (d) Some might think that the cost of the archaeologist makes the trail project too expensive, and that the trail project should be canceled.

Proposer’s Comments (if needed, 150-word limit per Town Code):

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866
Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson: _____ **Date:** 1/16/2024

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Community Preservation Act – Historic Preservation Estimated Cost: \$157,673
Projects: Preservation Materials for Town’s Historic Collection; Preservation of Town Permanent Records; and HVAC system at Grout-Heard House

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriations from the Community Preservation Fund Historic Preservation Fund:

- (a) Not more than \$2,673 to be expended by the Wayland Historical Commission for the purchase of supplies and materials for preservation and storage of the Town’s historical artifacts; and
- (b) Not more than \$100,000 to be expended by the Town Clerk, subject to the advance approval of the Wayland Historical Commission, for the rehabilitation, conservation, and preservation of the Town’s permanent records that are more than 50 years old, including but not limited to birth, marriage, and death records, annual street listings, and annual town reports.
- (c) Not more than \$55,000 to be expended by the Wayland Historical Society for installation of a new HVAC system at the Grout-Heard House and Museum; and

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, preservation, rehabilitation, and restoration of historic resources. This article combines three historic preservation projects to be funded through the Community Preservation Fund Historic Preservation Fund as recommended by the Community Preservation Committee. The descriptions below correspond with the appropriations listed above.

- (a) The Town of Wayland sits on land that has been occupied by humans for thousands of years. Artifacts from the Woodland Period (3,000 BCE to 1000 CE) to the Historic Period (1670 CE to present) -- including projectile points, portions of stone tools, and other items -- have been discovered in Wayland, collected, and stored in the Archaeology Lab in the Town Building. Presently, the Town’s Archaeology Lab houses an estimated 10,000 individual artifacts. But the storage techniques and materials – not state-of-the-art to begin with – have deteriorated over time, putting all the artifacts in jeopardy. Wayland has received professional guidance on current standards for storage and documentation of historic records and artifacts. Volunteers have been working steadily for more than two years to repackage and catalog the lab’s artifacts and organize the office’s records. However, the Wayland Historical Commission is running out of appropriate preservation and storage supplies and materials. This appropriation will fund the purchase of additional supplies and materials to continue this important work.
- (b) Massachusetts laws require municipalities to maintain certain records in perpetuity. Even when Town permanent records are digitized, the Town is obligated to maintain the original records. With age, use, and previous attempted repairs, the condition of Wayland’s historic documents has deteriorated. The Town Clerk is undertaking an ambitious but necessary project to conserve and preserve permanent records, such as vital records (i.e., birth, marriage, and death certificates), annual Town reports, Town Meeting minutes, minutes of boards and committees, and annual street listings. In addition to meeting legal requirements, this project helps preserve the recorded history of Wayland, providing a treasure trove of primary source material. The Town Clerk engaged a consultant to inventory and assess the condition of the contents of the Town Building vault, which is maintained by the Town Clerk’s office. While the CPC is supportive of the entire project, the CPC is recommending funding of the first phase of this multi-year project due to available monies. The Town Clerk, with support from the Town Manager’s office and advance approval of the Wayland Historical Commission,



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

will utilize the procurement process to secure services from a qualified vendor, with the work to be completed in compliance with the U.S. Secretary of the Interior's Standards for Historic Preservation.

- (c) The Wayland Historical Society (WHS), a not-for-profit organization, needs to replace the heating, ventilation, and air conditioning (HVAC) system to provide the consistent heating and cooling necessary to protect and preserve the 18th-century Grout-Heard House Museum and the Collections (Grout-Heard House), located at 12 Cochituate Road. The Grout-Heard House contains more than 5,000 historical resources. Archival material, stored in file cabinets and acid free boxes, is particularly vulnerable to temperature fluctuations. An integrated, modern HVAC system will enable the WHS to preserve the building and its contents. The WHS has solicited multiple bids to substantiate the anticipated expense. The WHS has applied for a Massachusetts Cultural Council Facilities Grant to support the project. If approved, it would provide a 1:1 match and reduce the CPA contribution by half. However, the grant awards will not be announced until during or after Annual Town Meeting, so the Community Preservation Committee recommends approving funding for the entire expense. Because CPA funds for projects not undertaken by the Town are provided as reimbursement, any excess funds would simply not be withdrawn and instead would be returned to the CPA Historic Preservation Fund.

The Wayland Historical Commission provided letters of support for the Wayland Historical Society's application for Grout-Heard House HVAC system replacement and Town Clerk's application for preservation of the Town's permanent records. The Historic District Commission provided a letter of support for the Grout-Heard House HVAC system. The Historical Commission requested the supplies and therefore supports the project.

ARGUMENTS IN FAVOR:

These projects are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate. Wayland adopted the CPA to accomplish, in part, projects that preserve the Town's historic resources. The three projects are an appropriate use of CPA Historic Preservation funds.

- (a) The Historical Commission needs supplies and materials to preserve and maintain the Town's irreplaceable collection of Wayland artifacts. The Historical Commission receives no funding in the Town's budget and has no other funding source. The work engages volunteers, involving them in learning about and preserving the Town's history. The expense is minimal while the benefit is large.
- (b) The Town is statutorily obligated to preserve certain official records in perpetuity. When the Town Clerk began working in Wayland last year, she found that many of these records were in disarray and disrepair. This project, expected to continue for a few years, will organize, rehabilitate, and preserve these necessary historic documents in accordance with best practices and national standards. This appropriation will cover one year of the project.
- (c) The Grout-Heard House Museum and Collections preserve and showcase Wayland's history. Maintaining consistent climate control is essential for protecting the historic house, documents, and artifacts. The current HVAC system is in desperate need of replacement. The funding will enable the Wayland Historical Society to install an efficient, modern system, helping to protect the Museum and its contents.

ARGUMENTS OPPOSED:

- (a) Even though it is a Town Board, the Historical Commission might be able to solicit private donations to purchase the supplies.
- (b) Some might say that the Town just needs to keep the records, but they don't have to be put in good condition.
- (c) Although the Wayland Historical Society has obtained multiple bids and applied for a matching grant from the Commonwealth, it might be able to get more favorable bids and pay less for the project.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Community Preservation Act – Historic Preservation Estimated Cost: \$400,000
Project: Restoration of Stone’s Bridge

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriate from the Community Preservation Fund not more than (1) \$100,000 from the Historic Preservation Fund and (2) \$300,000 from the Uncommitted Fund for historic preservation purposes to be expended by the Town, with the advance approval of the Historical Commission, to restore the entirety of Stone’s Bridge.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, preservation, rehabilitation, and restoration of historic resources. This project seeks to restore the historically significant Stone’s Bridge. This bridge is along the Henry Knox Trail that in the winter of 1775-1776 brought heavy artillery from Western New York to the Continental Army outside of Boston. The current bridge, constructed about 1858, is one of the oldest surviving bridges of the seventeen Sudbury River crossings between the Saxonville Dam in Framingham and the river’s confluence with the Concord River downstream. The bridge is an important regional example of the transition in the pre-Civil War decades from wooden “cart bridges” to dry-laid stone-arch construction. In 1955, flooding and damage from Hurricane Diane caused the bridge to be closed for safety reasons. The U.S. Army Corps of Engineers carried out a plan in 1957 to straighten, widen, and re-channel the Sudbury River farther to the west, so that the end of the bridge that had been attached to the Framingham embankment is now over the river, with no attachment on the west bank in Framingham. Stone’s Bridge is therefore accessible only from land in Wayland.

In 2014, the Historical Commission prioritized restoration and stabilization of Stone’s Bridge for use of CPA funds. Consequently, Town Meeting has approved historic preservation work on Stone’s Bridge twice. At the 2015 Annual Town Meeting (ATM), the Town appropriated up to \$480,000 from the CPA Historic Preservation Fund for the first half (two of four arches) of the Stone’s Bridge stabilization project, with the intention of undertaking the remaining two after the first two were completed. The Town then learned that there were substantial cost savings in restoring all of the four arches at once, as much of the cost involves set-up labor and work prior to the actual restoration work. The 2019 ATM appropriated a further \$300,000, drawing \$100,000 from the Historic Preservation Fund and \$200,000 from the Uncommitted Fund for historic preservation purposes. The total appropriation of \$780,000 remains earmarked for this project in the Community Preservation Fund.

To enhance the Stone’s Bridge area and experience, the 2015 ATM also approved \$332,000 for the acquisition of the abutting property at 246 Stonebridge Road for open space purposes., which included funding for demolition and removal of the existing structures. The Town acquired the property in June 2015. To further utilize the area, the 2018 ATM appropriated \$75,000 in CPA funds to construct a canoe and kayak launch with walkway and steps at 246 Stonebridge Road. The non-motorized boat launch project was abandoned after determining that the Wayland side of the river is unsuitable for that purpose.

Despite the Town’s efforts, the project has not been undertaken. There have been delays related to environmental issues associated with disturbing mussels at the base of the footings. And twice the Town bid the project and twice the winning bidder didn’t sign a contract. Due to labor and material cost increases, this article seeks a final appropriation of up to \$400,000 to undertake and complete the restoration and preservation project.

The Community Preservation Committee (CPC) questioned the total cost of the stabilization project and the municipal responsibility for the bridge. Regarding the cost, the CPC defers to the Permanent Municipal Building



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Committee and the Historical Commission, which has prioritized this project for nearly a decade. Regarding the location, the Town investigated the Town boundary line with Framingham at Stone's Bridge. (To be clear, this bridge is different from the Stonebridge/Potter Road bridge that was the subject of a road construction article at the 2022 ATM.) The Town Surveyor has confirmed that the Town of Wayland owns the eastern half of Stone's Bridge, i.e., from the end of the second arch back to the Wayland shore. This marks the approximate middle of the river circa 1858. Other sources indicate that the dividing line is further out the bridge. However, although approximately half of the bridge structure extends over the Town boundary, the only access onto the bridge is from Wayland.

Framingham has recently adopted the CPA and the CPC was hopeful that our neighbor would be amenable to sharing the cost of restoration. Through informal discussions with Framingham, the CPC learned that the bridge is not on its current list of priority CPA projects so would not be eligible for consideration at this point. It may be possible to receive CPA funds from Framingham in the future. Regardless, the Town of Wayland will seek to enter into an intermunicipal agreement allowing the project to proceed without liability to or interference from the Town of Framingham as a condition of allocating CPA funds for the bridge restoration.

From the beginning of this process, the Historical Commission has advocated restoration of the entire bridge. The bridge is accessible only from Wayland. Rehabilitating only half of the bridge would be risky. If the part of the bridge across the town's boundary is not restored, its further deterioration will endanger the remainder of the bridge.

Further delays risk additional deterioration and additional costs for the work, which has continued to get more expensive. The Permanent Municipal Building Committee considers this a priority and is prepared to put the project out to bid and get the work underway.

The CPC strongly believes the project needs to move forward now. To that end, the CPC would require that the bid solicitation, whether in the form of a Request for Proposals or other process, be issued within three (3) months of this article's approval by Town Meeting.

The Wayland Historical Commission and the Wayland Historical Society submitted letters in support of this project, in addition to numerous letters and a petition from Wayland residents in support of the project.

In consideration of the long-term interest in completing this project, the bridge's historical significance, the Historical Commission's and community's unwavering support, the CPC's requirement of prompt action, and that it will be funded with monies already collected and will therefore not impact the tax rate, the CPC recommends this final appropriation for the restoration of Stone's Bridge.

ARGUMENTS IN FAVOR

This project will be funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate. Wayland adopted the CPA to accomplish, in part, the acquisition, preservation, rehabilitation, and restoration of historic resources. Stone's Bridge is an irreplaceable historic resource.

The Town has demonstrated nearly 10 years of interest in seeing this project through and has been willing to devote substantial funds toward the bridge's restoration and preservation. The longer we wait, the more the bridge will be at risk of collapse and the more expensive the project will be.

The Town purchased abutting property so that the bridge would be more accessible and could be enjoyed by more people. Once made safe, the Stone's Bridge area with its open space and scenic view will be an attractive community destination.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

ARGUMENTS OPPOSED


Even though Stone's Bridge is accessible by land only from Wayland, some may say that the Town should restore only the parts of the bridge that are fully within its borders, even if that means that the restored section is at risk as the remainder of the bridge deteriorates.

Some may say that the Town shouldn't devote so much CPA Historic Preservation fund monies to a single project, even though the bridge has great historical significance from the Revolutionary War and pre-Civil War eras for Wayland and the region.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866
Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee
Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024
Signature of Board Chairperson:  **Date:** 1/16/2024

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SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Article Title: Community Preservation Act – Recreation Project: Improvements at Cochituate Ball Fields **Estimated Cost:** \$154,000

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriate from the Community Preservation Fund Uncommitted Fund for recreation purposes not more than \$154,000 to be expended by the Town for improvements to the softball fields at the Cochituate Ball Fields.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, creation, preservation, restoration, and rehabilitation of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land for recreational facilities such as a park, playground, or athletic fields.

This article seeks appropriation of up to \$154,000 to fund a variety of improvements to the softball fields at the Cochituate Ball Fields at 40 West Plain Street. These improvements include design fees, installation of backstops and ADA-compliant bleachers, and related infrastructure improvements. The Town has been developing a project to install dugouts for both of the softball fields at the Cochituate Ball Fields with funding from the Eliza J. Norton Foundation. This project complements that dugouts project.

ARGUMENTS IN FAVOR

- The Cochituate Ball Fields Improvements project will be funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town’s property tax rate.
- The Town has a project in process to install dugouts at the Cochituate Ball Fields softball fields, initiated by a gift from the Eliza J. Norton Foundation. Backstops, ADA-compliant bleachers, and related improvements will further improve the safety, usability, and accessibility of the softball fields.

ARGUMENTS OPPOSED

- Last year, the Town appropriated \$150,000 to rehabilitate and improve the Cochituate Ball Fields outdoor ball court. The Town should allocate this money to recreation facilities in other areas of Wayland.
- This proposal was not initiated by the Recreation Commission or Recreation Department. We should defer to their priorities and these funds might be needed for their future preferred recreation projects.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866

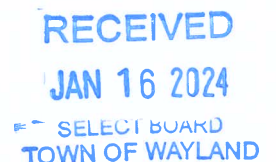
Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson:  **Date:** 1/16/2024





TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Article Title: Community Preservation Act – Recreation Project:
Wayland Community Pool Rehabilitation **Estimated Cost:** \$296,000

Article Description (final language to be provided by Town Counsel* based on description provided):

Appropriate from the Community Preservation Fund Uncommitted Fund for Recreation Purposes not more than \$296,000 to be expended by the Wayland Community Pool to rehabilitate the pool and associated infrastructure.

* NOTES FOR TOWN COUNSEL: (1) We spoke with the Community Preservation Coalition about eligibility with the pool being outdoors for part of the year. Based on what we learned, we did not fund anything having to do with the bubble roof that provides a cover for the remainder of the year. Ultimately, the CPC did not recommend reducing the appropriation proportionally to account for the number of months that the pool is outdoors, because the bathrooms, showers, etc., would be required to make the recreational facility fit for its intended purpose regardless of how many months the pool is outdoors. If you do not agree, please contact Susan Weinstein. (2) Do we need to have any kind of grant conditions in terms of access for the community/public benefit, like we do with a conservation or affordable housing restriction? If yes, would you draft that if the article is passed?

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, creation, preservation, restoration, and rehabilitation of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land for recreational facilities such as a park, playground, or athletic fields. CPA recreation funds cannot be used for horse or dog racing; the use of land for a stadium, gymnasium, or similar structure; or artificial turf. Recreation projects are funded through the Community Preservation Fund Uncommitted Fund.

The ten-lane Wayland Community Pool (WCP), which sits alongside the High School at 258 Old Connecticut Path, is a centrally-located community resource promoting wellness for all ages. Originally constructed as a five-lane pool by a private entity in 1969, it was owned and operated by the Town for a period of time. After the Town decided not to continue operations, the WCP organization opened the current ten-lane pool in 2010. The WCP is organized as a not-for-profit entity. The pool receives no operating support from the Town of Wayland, though the Town pays a use fee for school and camp activities. The Town owns the underlying land, which the WCP leases for \$1 per year.

The WCP is an outdoor pool from May through September but also continues its operations under a temporary bubble in the winter. For Community Preservation Act (CPA) purposes, we consider the time that the pool is outdoors and exclude the costs associated with covering and uncovering the pool.

The WCP provides a significant benefit to our community. The pool is used by families and individuals of all ages for outdoor recreation during the summer months, with usage exceeding 500 people per day. The pool is also used by the Wayland High School swim team, Wayland recreational teams, WCP USA team, WCP Masters team, Wayland High School Water Warriors program, Wayland summer camps, lap swimmers, aquatic exercise classes, swim lessons, scuba classes, and lifeguard training. Without the WCP, the Town would have difficulty supporting these functions. It seems unlikely that the Town has the capacity or inclination to construct and run a Town pool, whether at the High School or elsewhere.

This project will fund replacement or rehabilitation of the plumbing infrastructure, toilets and showers in the women's and men's locker rooms, the roof over those showers, starting blocks, a diving board, and handicapped chair lift. This work qualifies for CPA funds, which includes support for "capital improvements, or extraordinary repairs to make assets functional for intended use including improvements to comply with federal, state or local building or access codes...." The work will bring the pool into compliance with health code and disability access requirements and



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

remedy degradation of the infrastructure. The WCP is engaging in fundraising to address additional capital improvements and other costs that are not eligible for CPA funding.

CPA funds can be used for not only swimming pools, but also associated facilities like toilets and showers needed to accomplish the facility's intended purpose. Communities with purely outdoor pools require changing rooms, lockers, toilets, showers, plumbing, lighting, and other infrastructure. Those projects are eligible for full CPA funding, even though they are open only during the summer months. Because those facilities would be necessary if the Wayland Community Pool were open only during the summer months, as is the case with communities with outdoor pools that operate just 3-4 months per year, the Community Preservation Committee (CPC) recommends appropriation of CPA funds for this project without reduction for the non-summer months. Having the CPA support just a portion of the bathrooms, for example, would not make sense because they are needed regardless of the length of time that the pool is open outdoors.

The CPC also voted to provide up to \$30,000 in design funds through the Administrative Fund. CPA funding for non-Town entities is provided on a reimbursement basis following substantiation of costs and payments and verification that the work is completed. Any money that is appropriated but not used will be released back to the Uncommitted Fund.

The Recreation Commission voted to support the project.

ARGUMENTS IN FAVOR

- This project is funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.
- The Wayland Community Pool serves an important recreation function in the community that the Town cannot meet otherwise. These capital improvements will bring the pool into compliance with relevant codes and improve the safety and functionality of the facilities for families and individuals of all ages.

ARGUMENTS OPPOSED

- Some might say that we shouldn't fund a project at a pool that isn't owned by the Town, even though there is no Town-owned pool to for resident use.
- Some might oppose the scope of the project, as it extends to work beyond the pool itself, but CPA funds have been used throughout Massachusetts to support related facilities like bathrooms, showers, and changing rooms.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866

Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson:  **Date:** 1/16/2024

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

RECEIVED
JAN 16 2024

SELECT BOARD
TOWN OF WAYLAND

Article Title: AUTHORIZE AFFORDABLE HOUSING TRUST TO SEEK AFFORDABLE HOUSING Estimated Cost: _____

Article Description (final language to be provided by Town Counsel based on description provided):

ARTICLE XX. AUTHORIZE AFFORDABLE HOUSING TRUST TO SEEK AFFORDABLE HOUSING

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

To see if the Town will vote to change the use of the property described as parcel 38-004 located on 212 Cochituate Road (the 'Property') from general municipal use to a property for sale; and to authorize the Select Board to transfer the property to the Wayland Municipal Affordable Housing Trust Fund Board for the sole purpose of developing affordable housing thereon, and to authorize the Wayland Municipal Affordable Housing Trust Fund Board or its designee to enter into a Land Disposition Agreement and associated agreements in connection therewith or to act in any other manner thereto.

Proposer's Comments (if needed, 150-word limit per Town Code):

023 JAN 16 PM 2:07

Contact Information for Publication in Warrant

Contact Person Name: Katherine Provost Contact Person Phone: 508-655-6310 x14
Contact Person Town Email: kprovost@waylandhousing.com

Proposing Board Information Wayland Housing Partnership

Board Name: Wayland Housing Partnership
Board Vote (Quantum) to Submit Article: Unanimous Date of Board Vote: 12/11/2023

Signature of Board Chairperson: Mary M. Andes Date: 1/16/24

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting.
4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully.

2024 JAN 15 PM 3:21

Petitioner's Name: Rebecca Stanizzi

Tel. #: (617) 922-3409 E-mail: rstanizzi@comcast.net

Address: 14 Winthrop Road, Wayland, MA 01778

Proposed Title of Warrant

Article: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Amend zoning bylaw to add Retail Self-Storage as an allowed use in a new specific commercial sub-district, including specific design requirements for such use type 1) to ensure a quality building will be created for the surrounding village with low impacts, 2) to establish the building will be a green, net zero building and 3) to create space within the building for permanent town/community use (currently proposed for Arts Wayland as initial user).

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Submit this document and the petition to the Town Manager's Office

***ATM – 10 Certified Signatures Required**

***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request.

(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

Petition for Action by the Voters of the Town of Wayland

Warrant Article submission for the 2024 Annual Town Meeting

ARTICLE _____

Town of Wayland Zoning Amendment for Retail Self-Storage Use

Business B Sub-District B-1

Article: To see if the Town will vote to amend the Town Code, Chapter 198, Zoning, to include a new use of “Retail Self-Storage” and to amend the Zoning Map to create a new Sub-District B-1 to consist of Assessor Map and Parcel as detailed below, with such use to be allowed by Special Permit by the Zoning Board of Appeals in the Business B-1 District, by inserting the text shown as **bolded and underlined** as follows:

- A. By amending Section 198-104.2 DEFINITIONS by inserting, in alphabetical order, a new definition for “**RETAIL SELF-STORAGE**” as “**A facility containing separate, individual, and private storage spaces of varying sizes leased or rented for varying period of time for personal, household, or small business storage**”.
- B. By amending Section 198-802, ATTACHMENT 3 – Table of Permitted Principal Uses by Districts by inserting under the Business Uses column a new use number 14, “**14. Retail Self-Storage**” and renumbering the remaining Business Uses, to be allowed as follows:

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
14. Retail Self-Storage	No	No	No	Yes ⁴	No	No	NR

4. **Allowed in Sub-District B-1 only.**

- C. By amending Section 198-803 by inserting a new **803.1.14** as “**Retail Self-Storage**” and renumbering all subsequent uses accordingly.
- D. By amending Section 198-801 ATTACHMENT 1 – Table of Dimensional Requirements by inserting under the Business B Use column “**Retail Self-Storage**” subject to the following dimensional requirements:

Districts	Use	Minimum Lot Area (sq.ft.)	Maximum Lot Coverage	Minimum Frontage (Ft.)	Minimum Yard Setback				Maximum Height	
					Front		Rear	Side	The Lesser of:	
					From Lot Line (ft.)	From ROW Center Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	Ft.	Stories
<u>Business B (Subdistrict B-1)</u>	<u>Retail Self-Storage</u>	<u>None</u>	<u>35%</u>	<u>None</u>	<u>135'</u>		<u>25'</u>	<u>25'</u>	<u>35'</u>	

- E. By amending the Zoning Map to create a new Sub-District B-1 within the Business B Zoning District to consist of property located at 193 Commonwealth Road identified as Assessors Map 51D, Parcel No. 019, also as shown on the map attached hereto.
- F. By amending Article 11 Business Districts, Section 198-1101, and inserting **“1101.2. Subdistrict B-1 is hereby established in the Business B zoning district. Sub-District B-1 is a sub-district within the Business B District comprised of parcel of land on Commonwealth Road in Wayland, Massachusetts, identified as Assessors Map 51D, Parcel No. 019, also as shown on the Zoning map. In Sub-District B-1, no building or structure, and no alteration, enlargement or extension of an existing building or structure, may be constructed and no building, structure, or lot or part thereof may be used for any purpose or manner other than use allowed in the Business B District or as Retail Self-Storage as allowed under Sub-District B-1. The provisions of Section 198-203 Special Permits shall apply to this section.”**
- G. By amending Section 198-203 Special Permits; requirements and conditions and inserting **“203.2. In addition to Section 203.1 of this Bylaw, the following shall be considered by the Special Permit Granting Authority prior to the issuance of a special permit for the use of Retail Self-Storage:**
- a. **Whether the proposed use will increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare;**
 - b. **Whether the proposed use is designed and operated in a manner that preserves the community’s distinctive village character, including the following:**
 1. **The use of a sloped roof facing active abutters on any third story of any building, so that any three-story building appears as a two-story structure with peaked roof on its prominent facades;**
 2. **Use of architecture that is articulated with doors, windows, eaves and rooflines, and materials including cladding and/or masonry, to complement the surrounding village scale and feel;**
 3. **Maximum individual façade length of 175’ where the length must be articulated at not less than every 75’**
 4. **The use of muted or historic village colors, including avoiding the use of bright, glowing, or fluorescent colors;**
 5. **Signage to be low profile plinth signage, front lit**

Whether the proposed retail self-storage's dimensions are compatible with the character of surrounding properties or the zoning district, but notwithstanding any other provision of this Bylaw, said retail self-storage facility shall:

- 1. Provide parking at a minimum of 1 space per 15,000 sf including adequate parking for allowed community space event capacity**
- 2. Limit site lighting to Wayland "dark sky" standards with no site lighting directed offsite, and site lighting dimmed after operating hours**
- 3. Require loading area to be interior to the building; no loading docks and no exterior storage loading doors allowed**
- 4. Preclude overnight operation of the facility**
- 5. Preclude chain link or any perimeter security fencing, unless aesthetic fencing specifically requested by the Town**
- 6. Provide, to counteract the passive nature of the Self Storage use, a minimum 3% of total square footage as community space, to be internally maintained by the municipality or its designee, and located to help activate the ground floor primary building facade/corner.**
- 7. Achieve Net Zero energy efficiency for the property, including rooftop solar only (i.e. no parking lot nor ground-mount solar)**

[DRAFT ZONING MAP]



End.
SIGNERS STATEMENTS – Attached hereto.

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE _____

[See prior attached pages]

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>	<i>Rebecca Stanizzi</i>	<i>14 Winthrop Rd.</i>	<i>Rebecca Stanizzi</i>
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Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

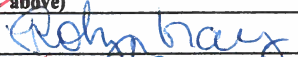


ARTICLE _____

[See prior attached pages]

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>		18 Heathstone Cir	Robyn Gray
2	<input checked="" type="checkbox"/>		14 Winthrop Rd.	Rebecca Stanizzi
3	<input checked="" type="checkbox"/>		90 Old Connecticut Path	Karen Kelley
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
31	✓	<i>Dalia Bernotas</i>	22 Center St.	Dalia Bernotas
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Instructions to Registrars:

You must time-stamp or write in date and time these papers are received.

Check the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address, or address is illegible

S unable to identify signature as that of voter because of form of signature, or signature is illegible

W wrong copy

T already signed this petition

<p>CERTIFICATION OF SIGNATURES</p> <p>We certify that <u>(4) FOUR</u> signatures checked are names of voters of the Town of Wayland and are qualified to sign this petition.</p>	<p>TOWN OF WAYLAND BOARD OF REGISTRARS</p> <p>(at least three registrars' names must be signed or stamped below)</p> <p><i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i></p> <p>Board of Registrars of the Town of Wayland</p>
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Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting


ARTICLE _____

[See prior attached pages]

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>		14 WENTHROP RD.	ROBERT STANIZZI
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S unable to identify signature as that of voter because of form of signature, this signature is illegible

W wrong community.

T already signed this petition

(at least three registrars' names must be signed or stamped below)

CERTIFICATION OF SIGNATURES

We certify that (1) OM
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

TOWN OF WAYLAND

REGISTRARS

Carl A. Rahn
Virginia Gardner
[Signature]
Registrar of the Town of Wayland

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

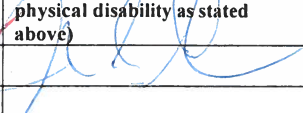
ARTICLE _____

[See prior attached pages]

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1			7 Wintthrop Rd	Joyce E. Grumbach
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S unable to identify signature as that of voter because of form of signature, or signature is illegible

W wrong community.

T already signed petition

CERTIFICATION OF SIGNATURES

We certify that (1) 004
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

BOARD OF REGISTRARS
(at least three registrars' names must be signed or stamped below)

Cathy A. Rosh

Dorcas Gardner

[Signature]

Deputy Registrars of the Town of Wayland

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting


ARTICLE _____

[See prior attached pages]

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INSTRUCTIONS TO SIGNERS:

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>		36 Joyce Road	Andrea Blessio
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Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

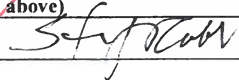
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>		39 Maiden Lane	Steven J. Robb
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W wrong copy of this petition

T already signed this petition

(at least three registrars' names must be signed & stamped below)

CERTIFICATION OF SIGNATURES

We certify that (1) one
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

TOWN OF WAYLAND
BOARD OF REGISTRARS
[Handwritten Signatures]
Board of Registrars of the Town of Wayland

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

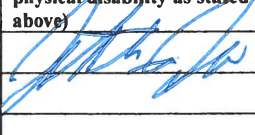
ARTICLE _____

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>		147 Old Convent Path	Jason Tarrant-Rydy
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S unable to identify signature because of form of signature, or signature is illegible

W wrong community

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (1) 037
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

BOARD OF REGISTRARS
(at least three registrars' names must be signed or stamped below)

Walter A. Rose
Dominica Henderson
Wayland

Registrars of the Town of Wayland

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE _____

[See prior attached pages]

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	<i>J. Gorka</i>	9 Bow Rd	Jennifer Gorka
2	N	<i>William Steinberg</i>	9 Cottage	William Steinberg
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Instructions to Registrars:

You must time-stamp or write in date and time these papers are received.

Check the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address, or address is illegible

S unable to identify signature as that of voter because of form of signature or signature is illegible

W wrong community.

T already signed this petition

CERTIFICATION OF SIGNATURES

We certify that (1) one
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

BOARD OF REGISTRARS
(at least three registrars' names must be signed or stamped below)

Cathy A. Roth
Dygnia Gardner
M.M.

Board of Registrars of the Town of Wayland

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE _____

[See prior attached pages]

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		<i>William A. Sterling</i>	14 MORSE RD.	WILLIAM A. STERLING
2		<i>Gretchen Sterling</i>	14 Morse Rd	GRETCHEN STERLING
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
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Check the name of qualified voter to be certified.
For names not certified, use the codes opposite.

N no such registered voter at that address, or address is illegible

S unable to identify signature as that of voter because of form of signature, or signature is illegible

W wrong community

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (2) Two
signatures checked are names of voters of the Town of Wayland
and are qualified to sign this petition.

(at least three registrars names must be checked or stamped below)

BOARD OF REGISTRARS

Cathy A. Rose

Virginia Gardner

Christy [Signature]

Board of Registrars of the Town of Wayland

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting.
4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully.

Petitioner's Name: Brian Boggia

Tel. #: 508-655-6310 x11

E-mail: Bboggia@waylandhousing.com

Address: 36 Peck Avenue, Wayland, MA 01778

Proposed Title of Warrant Article: AUTHORIZE AFFORDABLE HOUSING TRUST TO SEEK AFFORDABLE HOUSING

2024 JAN 16 PM 2:00
TOWN AND TOWN CLERK

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

To see if the Town will vote to change the use of the property described as parcel 38-004 located on 212 Cochituate Road (the 'Property') from general municipal use to a property for sale; and to authorize the Select Board to transfer the property to the Wayland Municipal Affordable Housing Trust Fund Board for the sole purpose of developing affordable housing thereon, and to authorize the Wayland Municipal Affordable Housing Trust Fund Board or its designee to enter into a Land Disposition Agreement and associated agreements in connection therewith; or to act in any other manner thereto.

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE XX AUTHORIZE AFFORDABLE HOUSING TRUST TO SEEK AFFORDABLE HOUSING 212 Cochituate Road

2024 JAN 16 PM 2:07

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		<i>[Signature]</i>	17 Smokey Hill Rd	Katherine Provost
2		<i>[Signature]</i>	2 Parkland Drive	Lynn F. POISSON
3		<i>[Signature]</i>	36 PECK AVE	BRIAN BOGGIA
4		<i>[Signature]</i>	106 Main St. Apt. 212	ELAINE FERRICK
5		Anne Wall	106 main st. apt 206	Anne Wall
6		Deborah Connor	106 Main St. #306	Deborah Connor
7		Philomena Lietman	106 main st 316	Philomena Lietman
8		<i>[Signature]</i>	106 Main St. #311	DEANNA COELHO
9		<i>[Signature]</i>	106 MAIN ST #218	GAIL O'NEIL
10		Deborah E McNeil	106 Main St 218	Deborah E McNeil
11		John Shanok	206 Main St. #209	Tobe Shanok
12		<i>[Signature]</i>	106 Main St 104 E Kelly	
13		<i>[Signature]</i>	106 main st 111	F. Gerard CUSHING
14		Margie Lingoes	106 Main St	Margie Lingoes
15		Denise A. Fortin	106 Main St 220	Denise A. Fortin
16		Mary M. Antes	11 Old Farm Cir	Mary M Antes
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
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2024 JAN 16 PM 12:07

Instructions to Registrars:

(Faint, partially obscured text at the bottom of the page, likely containing instructions for registrars.)

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting.
4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully.

Petitioner's Name: Karen Blumenfeld

Tel. #: 508-272-1384 E-mail: kblumenfeld100@gmail.com

Address: 113 Oxbow Road, Wayland, MA 01778

Proposed Title of Warrant Article:

Resolution in Support of Changing the State Flag & Seal of Massachusetts

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND

2024 JAN 15 AM 10:16

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Indigenous Peoples lived in the land area now known as the Town of Wayland long before the first colonial settlers arrived in 1638. The Massachusetts flag and seal – with the image of a white hand holding a sword over the head of an Indigenous person – are seen by many as a symbol of the violent colonization of Indigenous Peoples' homelands.

In November 2023, a Special Commission on [the] Official Seal and Motto of the Commonwealth issued a long-anticipated report calling for creation of a funded advisory body to work with the Secretary of the Commonwealth to create a new image for the flag and seal.

By way of this Resolution, we ask our legislators to make creation of a new flag and seal a top priority in the current legislative session. As of this writing, 79 communities in Massachusetts, including Sudbury, have voted to support changing the flag and seal.

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Submit this document and the petition to the Town Manager's Office

***ATM – 10 Certified Signatures Required**

***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request.

(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE

WHEREAS the land area now known as the Town of Wayland was the homeland of Indigenous Peoples long before the first settlers arrived in 1638 to colonize this area.

WHEREAS the imagery of the Massachusetts flag and seal – a white hand holding a Colonial sword over the head of an Indigenous person, above a Latin motto that translates: “She Seeks by the Sword a Quiet Peace Under Liberty” – is seen by many as a symbol of violence against Indigenous people and a memorial to the violent colonization of their homelands.

WHEREAS for more than 50 years, Indigenous leaders have called for the flag and seal of Massachusetts to be changed.

WHEREAS a Special Commission on [the] Official Seal and Motto of the Commonwealth issued a report on November 15, 2023, calling for the creation of an advisory body to be funded and charged with the task of working with the Secretary of the Commonwealth to hire a professional designer to create a new image for the flag and seal of Massachusetts.

WHEREAS it is now up to the Massachusetts legislature to prioritize changing the flag and seal by establishing and funding the advisory group called for by the Special Commission, and giving the advisory group a deadline to complete its task and return with a final design image.

WHEREAS, as of this writing, 79 communities in the Commonwealth have voted to support changing the Massachusetts flag and seal including, recently, the Town of Sudbury.

BE IT RESOLVED that the Town of Wayland hereby adopts this resolution to support changing the Massachusetts flag and seal to better reflect the Commonwealth’s aspirations for harmonious and respectful relations between all people who now call Massachusetts home. Specifically, this resolution supports the recommendations of the Special Commission to change the Massachusetts flag and seal and to create an advisory body to be funded and charged with the task of working with the Secretary of the Commonwealth to hire a professional designer to create a new image for the Massachusetts flag and seal. The Town Clerk shall forward a copy of this resolution to Sen. Nick Collins and Rep. Antonio Cabral, co-chairs of the Joint Committee on State Administration, and Sen. Jamie Eldridge and Reps. Carmine Gentile and David Linsky, with the request that they continue their strong support for the work of the aforementioned Special Commission and advisory body and advocate for making a new flag and seal for the Commonwealth a top legislative priority.

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		Karen Blumenfeld	113 OXBOW RD	KAREN BLUMENFELD
2		Kimberly E Winter	11 Glover Rd.	Kimberly E Winter
3		Christopher Winter	11 Glover Rd	Christopher Winter
4		Andrew Nierenberg	113 OXBOW RD	ANDREW NIERNBERG
5		Shirley Donnelly	36 Hampshire Rd	BLAINE DONNELLY
6		Prashant Shukla	6 SHERMAN BR RD.	PRASHANT SHUKLA
7		Judith Goldberg	241 Stezen Ln	Judith Goldberg
8		Mary Ann Borkowski	251 Lake Shore Dr.	Mary Ann Borkowski
9		Nora Rothschild	Le Rice Spring Lane	Nora Rothschild
10		Ann Landry	85 Old Conn. Path	Ann Landry
11		Jeanne Downs	195 Concord Rd.	Jeanne Downs
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TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

Petitioner's Name: Windsor Mallett

Tel. # 508-667-4225

E-mail: _windsormallett@gmail.com

Address: 17 Waltham Rd. Wayland, MA

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND

2024 JAN 16 10:06

Proposed Title of Warrant Article:

“Solar Compact Development for Wayland”

Brief Summary:

To determine whether the Town will vote to allow zoning changes needed to build a “Solar Compact Development”. A Solar Compact would be similar to a Conservation Cluster Development, but with the special requirements needed to support medium-density housing, solar design, land conservation and agriculture. This requires specific high-performance materials, and specified connection between structures. All of the requirements listed must be met before any of the individual waivers can apply.

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting-

1. It must be on a site a minimum of 8 acres in size including deeded conservation land.
2. Sloped roof area must be adequate size for the required installation of minimum 40 solar panels per unit, averaged.
3. The density of homes and Accessory Dwelling Units (ADUs) on the site must not exceed 2 per acre total averaged for all the site.
4. If the structure is on sloped ground, the highest point of any roof may exceed 35 ft. as long as it is not higher than 16 ft. above nearest lot line.
5. Each of the primary units may have an accessory dwelling unit, as long as all of the Solar Compact units are connected at least at one level, but not at all levels. The ADUs may not exceed 900 sq. ft., interior. Primary units may be any size.
6. Minimum 75 ft. setback to any lot line, and no structure closer than 200 ft. from any neighboring house. Trees and/or shrubs shall be added as a visual buffer if none exist.
7. A single driveway may suffice. Surface may be semi-permeable, including gravel. Existing driveways may be used.
8. Roof storm water must be stored and used for irrigation of agriculture or grey water use. Cisterns may be used.
9. Any land on the entire site, including land set aside for conservation, may be used for agriculture and related greenhouse structures. Minimum 1 acre cleared land must be tilled for agriculture.
10. Exterior walls must have minimum avg. R-value of 40. Roofs must have minimum R-value of 45. Windows must have minimum R-value of 5. HERS rating of 0. (Net-zero) Heat shall be geo-thermal.
11. If all these conditions are met, the Solar Compact Development may be built "by right", subject to site plan review. Duration of decision before excavation must commence shall be 5 years.

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		<i>Windsor Mallett</i>	17 Waltham Rd.	Windsor Mallett
2		<i>[Signature]</i>	11 Old Farm Cir.	MARY M. ANKASS
3		<i>Grethen M. Sterling</i>	14 Morse Rd	GRETHEN STERLING
4		<i>William A. Sterling</i>	14 MORSE RD	WILLIAM A. STERLING
5		<i>Katrien Vander Straeten</i>	13 RICE SPRING LANE	KATRIEN VANDER STRAETEN
6		<i>Satrajit Ghosh</i>	13 RICE SPRING LN	SATRAJIT GHOSH
7		<i>Tim Masters</i>	96 GLEZEN LANE	TIM MASTERS
8		<i>Julia Masters</i>	96 Glezen Lane	JULIA MASTERS
9		<i>James Grumbach</i>	7 WINTHROP RD	JAMES GRUMBACH
10		<i>Arlene Wymen Petri</i>	86 Glezen Lane	Arlene Wymen Petri
11		<i>William H. Petri</i>	86 GLEZEN LANE	William H. Petri
12		<i>Jandi Mendler Desuarez</i>	56 ORCHARD LANE	JANDI MENDLER DESUAREZ
13		<i>Phyllis Jean Milburn</i>	281 CONCORD RD	PHYLLIS JEAN MILBURN
14		<i>Roger C. Wiegand</i>	281 Concord Rd	ROGER C WIEGAND
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Instructions to Registrars:

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 Check the name of qualified voter to be certified.
 For names not certified, use the codes opposite.

- N no such registered voter at that address. or address is illegible
- S unable to identify signature as that of voter because of fc of signature, or signature is illegible
- W wrong community.
- T already signed this petition.

CERTIFICATION OF SIGNATURES

(at least three registrars names must be signed or stamped below)

We certify that () _____
 signatures checked are names of voters of the Town of Wayland
 and are qualified to sign this petition.

**TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM**

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
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4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully.

RECEIVED

JAN 16 2024

SELECT BOARD
TOWN OF WAYLAND

Petitioner's Name: **Dave Bernstein**

Tel. #: **508 358-8022**

Email: **dave.bernstein@comcast.net**

Address: **25 Glezen Lane, Wayland, MA 01778**

Proposed Title of Warrant

Article: **ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Establish a new seven-member public body to be known as the Athletic Field Planning Committee ("AFP Committee") to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland's residents, particularly its school-age children.

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Submit this document and the petition to the Town Manager's Office

***ATM – 10 Certified Signatures Required**

***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request.

(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

120

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE To determine whether the Town will vote to establish a new seven-member public body to be known as the Athletic Field Planning Committee (“AFP Committee”) comprised of the following four voting members: one member of the Board of Public Works to be selected by said Board, one member of the Recreation Commission to be selected by said Commission, one member of the School Committee to be selected by said Committee, and one member who is a resident of Wayland to be selected by the Town Manager; along with the following three non-voting members: Director Public Works Dept., Director Recreation Dept., and one member of the School Superintendent’s staff to be selected by the Superintendent. A quorum of the AFP Committee shall be three voting members. The purpose of the AFP Committee is to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland’s residents, particularly its school-age children. The AFP Committee shall present said plan in a report to the 2025 Annual Town Meeting, along with a request for funding the first year of the plan.





The AFP Committee shall:

- Establish **quality standards** for Wayland’s grass fields
- Specify the **annual activities** required to reliably maintain those quality standards
- Develop a coherent **multi-year athletic field plan** – including expense and capital budgets – that at its end-point will sustainably provide Wayland with the then-required capacity by - improving existing grass fields to achieve the quality standards, and maintaining them in that state - recommending the construction of new grass fields if necessary
- Advocate for this plan’s first-year’s expense and capital funding
- Each subsequent year, update its multi-year athletic plan to reflect progress made and lessons learned, and advocate for the next-year’s expense and capital funding.

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

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1	✓		25 GLEZEN LANE	DAVID BERNSTEIN
2	✓	Kathleen Bernstein	25 Glezen Lane	Kathleen Bernstein
3	✓	Susan Reed	58 Glezen Lane	Susan Reed
4	✓		2 Barley Lane	Jonathan Pachter
5	✓		2 Barley Lane	Daniel Pachter
6	✓		2 Barley Lane	Wendy Pachter

(6) Six

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE To determine whether the Town will vote to establish a new seven-member public body to be known as the Athletic Field Planning Committee (“AFP Committee”) comprised of the following four voting members: one member of the Board of Public Works to be selected by said Board, one member of the Recreation Commission to be selected by said Commission, one member of the School Committee to be selected by said Committee, and one member who is a resident of Wayland to be selected by the Town Manager; along with the following three non-voting members: Director Public Works Dept., Director Recreation Dept., and one member of the School Superintendent’s staff to be selected by the Superintendent. A quorum of the AFP Committee shall be three voting members. The purpose of the AFP Committee is to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland’s residents, particularly its school-age children. The AFP Committee shall present said plan in a report to the 2025 Annual Town Meeting, along with a request for funding the first year of the plan.

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- Each subsequent year, update its multi-year athletic plan to reflect progress made and lessons learned, and advocate for the next-year’s expense and capital funding.

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		<i>Jeremy Pachter</i>	2 Barley Lane	Jeremy Pachter
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Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE To determine whether the Town will vote to establish a new seven-member public body to be known as the Athletic Field Planning Committee (“AFP Committee”) comprised of the following four voting members: one member of the Board of Public Works to be selected by said Board, one member of the Recreation Commission to be selected by said Commission, one member of the School Committee to be selected by said Committee, and one member who is a resident of Wayland to be selected by the Town Manager; along with the following three non-voting members: Director Public Works Dept., Director Recreation Dept., and one member of the School Superintendent’s staff to be selected by the Superintendent. A quorum of the AFP Committee shall be three voting members. The purpose of the AFP Committee is to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland’s residents, particularly its school-age children. The AFP Committee shall present said plan in a report to the 2025 Annual Town Meeting, along with a request for funding the first year of the plan.

The AFP Committee shall:

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- Develop a coherent **multi-year athletic field plan** – including expense and capital budgets – that at its end-point will sustainably provide Wayland with the then-required capacity by - improving existing grass fields to achieve the quality standards, and maintaining them in that state - recommending the construction of new grass fields if necessary
- Advocate for this plan’s first-year’s expense and capital funding
- Each subsequent year, update its multi-year athletic plan to reflect progress made and lessons learned, and advocate for the next-year’s expense and capital funding.

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>	<i>Philip L Cohen</i>	21 Campbell Rd	Philip L Cohen
2	<input type="checkbox"/>			
3	<input type="checkbox"/>			TOWN OF WAYLAND
4	<input type="checkbox"/>			BOARD OF REGISTRARS
5	<input type="checkbox"/>			<i>John A. Rahn</i>
6	<input type="checkbox"/>			<i>William Handren</i>

(1) only

John A. Rahn

2024 JUN 16 AM 10:04

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

It is the responsibility of the petitioner to use the correct method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant
2. Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting
4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully

RECEIVED
JAN 16 2024
SELECT BOARD
TOWN OF WAYLAND

Petitioner's Name: **Dave Bernstein**

Tel. #: 508 358-8022

Email: **dave.bernstein@comcast.net**

Address: **25 Glezen Lane, Wayland, MA 01778**

Proposed Title of Warrant

Article: **ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Establish a new seven-member public body to be known as the Athletic Field Planning Committee ("AFP Committee") to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland's residents, particularly its school-age children.

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Submit this document and the petition to the Town Manager's Office

*ATM – 10 Certified Signatures Required

*STM – 100 Certified Signatures Required Called by BOS

*STM – 200 Certified Signatures Required Called by Voters

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser, such meeting to be held not later than forty-five days after the receipt of such request.
(MGL c39 s 10)

(Use extra forms if number of signatures exceeds allotted lines)

2024 JAN 15 AM 10:03

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE To determine whether the Town will vote to establish a new seven-member public body to be known as the Athletic Field Planning Committee (“AFP Committee”) comprised of the following four voting members: one member of the Board of Public Works to be selected by said Board, one member of the Recreation Commission to be selected by said Commission, one member of the School Committee to be selected by said Committee, and one member who is a resident of Wayland to be selected by the Town Manager; along with the following three non-voting members: Director Public Works Dept., Director Recreation Dept., and one member of the School Superintendent’s staff to be selected by the Superintendent. A quorum of the AFP Committee shall be three voting members. The purpose of the AFP Committee is to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland’s residents, particularly its school-age children. The AFP Committee shall present said plan in a report to the 2025 Annual Town Meeting, along with a request for funding the first year of the plan.

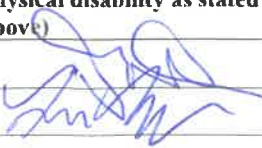

The AFP Committee shall:

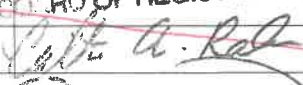
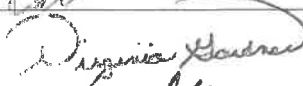

- Establish **quality standards** for Wayland’s grass fields
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓		72 CONCORD ROAD	DONNA BOUCHARD
2	✓		72 Concord Road	Fiona McHarg
3				
4				
5				
6				

TOWN OF WAYLAND
 BOARD OF REGISTRARS




(2) TWO

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

(While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting.)

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant
2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
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4. Select Board will print the proposed Article in the Warrant verbatim, petitioner and citizens signing are advised to review the language carefully.

Petitioner's Name: **Dave Bernstein**

Tel. #: **508 358-8022**

Email: **dave.bernstein@comcast.net**

Address: **25 Glezen Lane, Wayland, MA 01778**

Proposed Title of Warrant

Article: **ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Establish a new seven-member public body to be known as the Athletic Field Planning Committee ("AFP Committee") to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland's residents, particularly its school-age children.

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***ATM – 10 Certified Signatures Required**

***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

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(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

2024 JAN 15 AM 10:03

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE To determine whether the Town will vote to establish a new seven-member public body to be known as the Athletic Field Planning Committee ("AFP Committee") comprised of the following four voting members: one member of the Board of Public Works to be selected by said Board, one member of the Recreation Commission to be selected by said Commission, one member of the School Committee to be selected by said Committee, and one member who is a resident of Wayland to be selected by the Town Manager; along with the following three non-voting members: Director Public Works Dept., Director Recreation Dept., and one member of the School Superintendent's staff to be selected by the Superintendent. A quorum of the AFP Committee shall be three voting members. The purpose of the AFP Committee is to create a multi-year plan for the provision and maintenance of a sufficient number of athletic fields to satisfy the needs of Wayland's residents, particularly its school-age children. The AFP Committee shall present said plan in a report to the 2025 Annual Town Meeting, along with a request for funding the first year of the plan.

The AFP Committee shall:

- Establish **quality standards** for Wayland's grass fields
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1	✓	<i>[Signature]</i>	8 HOLIDAY RD.	GEORGE H. HARRIS
2	✓	Margo Melnicove	245 Lakeshore Dr	Margo Melnicove
3	✓	<i>[Signature]</i>	c/3 PLAIN RD	EDWARD J. COLEMAN
4	✓	Margaret T. Patton	113 PLAIN ROAD	MARGARET T. PATTON
5	✓	Barbara Haines	8 Hiding Road	TOWN OF WAYLAND
6				

(5) Five

BOARD OF REGISTRARS

[Signatures of Board of Registrars: Cath A. Roll, Virginia Haudren, and another signature]

2024 JUN 11 AM 11:10:04

**TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM**

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

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Petitioner's Name: **Dave Bernstein**

Tel. #: **508 358-8022**

Email: **dave.bernstein@comcast.net**

Address: **25 Glezen Lane, Wayland, MA 01778**

Proposed Title of Warrant

Article: **ESTABLISH ATHLETIC FIELD PLANNING COMMITTEE**

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***STM – 100 Certified Signatures Required Called by BOS**

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(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

2024 JAN 15 AM 9:00

RECEIVED

JAN 16 2024

SELECT BOARD
TOWN OF WAYLAND

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	Paul Dale	12 Grace Rd	Paul Dale
2	✓	Karen T. Dale	12 Grace Rd	Karen Dale
3	✓	Stephen R. Breit	54 Rich Valley Rd	Stephen Breit
4	✓	Jayna W. Weaver	102 Loker St	Jayna Weaver Prater
5	✓	Richard Priester	102 Loker St	RICHARD PRIESTER
6	✓	Nancy H. Westbon	19 Pleasant St	Nancy H. Westbon

(6) Six

D)

TOWN OF WAYLAND

TOWN MEETING CITIZEN PETITION ARTICLE FORM

RECEIVED

JAN 16 2024

SELECT BOARD
TOWN OF WAYLAND

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

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4. Select Board will print the proposed Article in the Warrant verbatim; petitioners and citizens signing are advised to review the language carefully.

Battery status: 98%

2024 JAN 15 AM 10:02

Petitioner's Name: **Paul Dale**

Tel. #: **617 794-0851**

Tel. #: **paulbdale@gmail.com**

Address: **12 Grace Rd., Wayland, MA 01778**

Proposed Title of Warrant

Article: **Extension of moratorium on Synthetic/Artificial Turf**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. The Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland.

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***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

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(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

30 Min

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: To determine whether the Town will vote to amend the Town Bylaws by adding Section 95.2, entitled, "Extension of moratorium on Synthetic/Artificial Turf," as shown below prohibiting the construction of synthetic or artificial turf on outdoor athletic fields located on Town land for an additional three years. This bylaw will not affect the use or maintenance of the existing synthetic turf field at the high school.

Town Code § 95.2 Extension of Moratorium on Synthetic/Artificial Turf




Purpose: The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. Because (a) the construction of the natural grass field at the Loker Conservation & Recreation Area has experienced significant delays and (b) because many of Wayland's grass fields were not properly constructed, lacking proper drainage and irrigation, and the Town has not yet established a multi-year plan that would bring these grass fields to optimal condition and maintain them in that state using organic techniques the Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland. Further, this extended moratorium allows the Town the opportunity, under the overall direction of the Town Manager, to examine the extent to which synthetic/artificial turf is injurious to public health and safety, the environment and the climate compared to natural grass solutions.

Moratorium Extension: The Town of Wayland shall neither install nor authorize or allow the installation of synthetic/artificial turf on any real estate owned by the Town for a period of three years from the expiration of the moratorium in § 95.1 or the effective date of this moratorium extension, whichever is later. This moratorium extension shall not apply to the installation or use of synthetic/artificial turf in indoor facilities. An indoor facility is one that has a permanent roof enclosed by permanent non-removable, non-retractable walls and doors. This moratorium extension does not affect the use or maintenance of the existing synthetic turf field at the high school.

SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓		25 GLEZEN LANE	DAVID BERNSTEIN
2	✓	Kathleen Bernstein	25 Glezen Lane	Kathleen Bernstein
3	✓	Susan Reed	58 Glezen Lane	Susan Reed
4	✓		2 Barley Lane	Jonathan Pachter
5	✓		2 Barley Lane	Wendy Pachter
6	✓	Daniel Pachter	2 Barley Lane	Daniel Pachter

(6) Six

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	Jeremy Pachter	2 Barley Lane	Jeremy Pachter
2				
3				
4				
5				
6				

TOWN OF WAYLAND
BOARD OF REGISTRARS
Cath A. Roth
Virginia Paulson
Wendy...

(1) one

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

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Battery status: 98%

2024 JUN 15 AM 10:02

Petitioner's Name: **Paul Dale**

Tel. #: **617 794-0851**

Tel. #: **paulbdale@gmail.com**

Address: **12 Grace Rd., Wayland, MA 01778**

Proposed Title of Warrant

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***STM – 100 Certified Signatures Required Called by BOS**

***STM – 200 Certified Signatures Required Called by Voters**

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Petition for Action by the Voters of the Town of Wayland

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1	✓	Philip L Cohen	21 Campbell Rd	Philip L Cohen
2				
3				
4				
5				
6				

TOWN OF WAYLAND
BOARD OF REGISTRARS
Cathy A. Roll
Dignita Gardner
Miss [Signature]

(1) one

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

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IMPORTANT

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2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting.
4. Select Board will print the proposed Article in the Warrant verbatim; petitioners and citizens signing are advised to review the language carefully.

Battery status: 98% a

Petitioner's Name: **Paul Dale**

Tel. #: **617 794-0851**

Tel. #: **paulbdale@gmail.com**

Address: **12 Grace Rd., Wayland, MA 01778**

Proposed Title of Warrant

Article: **Extension of moratorium on Synthetic/Artificial Turf**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. The Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland.

Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.

Submit this document and the petition to the Town Manager's Office

*ATM – 10 Certified Signatures Required

*STM – 100 Certified Signatures Required Called by BOS

*STM – 200 Certified Signatures Required Called by Voters

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request.
(MGL c.39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

2025 JUN 15 AM 10:02

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

2024 JAN 15 11:10:03
MUNICIPAL CLERK

ARTICLE: To determine whether the Town will vote to amend the Town Bylaws by adding Section 95.2, entitled, "Extension of moratorium on Synthetic/Artificial Turf," as shown below prohibiting the construction of synthetic or artificial turf on outdoor athletic fields located on Town land for an additional three years. This bylaw will not affect the use or maintenance of the existing synthetic turf field at the high school.

Town Code § 95.2 Extension of Moratorium on Synthetic/Artificial Turf


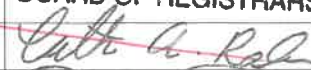
Purpose: The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. Because (a) the construction of the natural grass field at the Loker Conservation & Recreation Area has experienced significant delays and (b) because many of Wayland's grass fields were not properly constructed, lacking proper drainage and irrigation, and the Town has not yet established a multi-year plan that would bring these grass fields to optimal condition and maintain them in that state using organic techniques the Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland. Further, this extended moratorium allows the Town the opportunity, under the overall direction of the Town Manager, to examine the extent to which synthetic/artificial turf is injurious to public health and safety, the environment and the climate compared to natural grass solutions.

Moratorium Extension: The Town of Wayland shall neither install nor authorize or allow the installation of synthetic/artificial turf on any real estate owned by the Town for a period of three years from the expiration of the moratorium in § 95.1 or the effective date of this moratorium extension, whichever is later. This moratorium extension shall not apply to the installation or use of synthetic/artificial turf in indoor facilities. An indoor facility is one that has a permanent roof enclosed by permanent non-removable, non-retractable walls and doors. This moratorium extension does not affect the use or maintenance of the existing synthetic turf field at the high school.



SIGNERS STATEMENT - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1			72 CONCORD RD	DONNA BOUCHARD
2			72 Concord Road	Fiona McHarg
3				
4				TOWN OF WAYLAND
5				BOARD OF REGISTRARS
6				

(2) TWU

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

IMPORTANT

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
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4. Select Board will print the proposed Article in the Warrant verbatim; petitioners citizens signing are advised to review the language carefully.

Battery status: 98% a

2021 JUL 16 AM 10:02

Petitioner's Name: **Paul Dale**

Tel. #: **617 794-0851**

Tel. #: **paulbdale@gmail.com**

Address: **12 Grace Rd., Wayland, MA 01778**

Proposed Title of Warrant

Article: **Extension of moratorium on Synthetic/Artificial Turf**

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. The Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland.

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***STM – 200 Certified Signatures Required Called by Voters**

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(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE: To determine whether the Town will vote to amend the Town Bylaws by adding Section 95.2, entitled, "Extension of moratorium on Synthetic/Artificial Turf," as shown below prohibiting the construction of synthetic or artificial turf on outdoor athletic fields located on Town land for an additional three years. This bylaw will not affect the use or maintenance of the existing synthetic turf field at the high school.

Town Code § 95.2 Extension of Moratorium on Synthetic/Artificial Turf

Purpose: The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. Because (a) the construction of the natural grass field at the Loker Conservation & Recreation Area has experienced significant delays and (b) because many of Wayland's grass fields were not properly constructed, lacking proper drainage and irrigation, and the Town has not yet established a multi-year plan that would bring these grass fields to optimal condition and maintain them in that state using organic techniques the Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland. Further, this extended moratorium allows the Town the opportunity, under the overall direction of the Town Manager, to examine the extent to which synthetic/artificial turf is injurious to public health and safety, the environment and the climate compared to natural grass solutions.

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1	✓	<i>[Signature]</i>	8 HOLIDAY RD.	GEORGE H. HARRIS
2	✓	<i>[Signature]</i>	245 Lakeshore Dr	Margo Melnicove
3	✓	<i>[Signature]</i>	43 PLAIN RD	EDWARD J. COLLINS
4	✓	<i>[Signature]</i>	43 CAN ROAD	MARGO PATZ
5	✓	<i>[Signature]</i>	8 Holiday Road	BARBARA HARRIS
6				

(5) Five

TOWN OF WAYLAND
TOWN MEETING CITIZEN PETITION ARTICLE FORM

RECEIVED

JAN 16 2024

SELECT BOARD
TOWN OF WAYLAND

While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting

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Petitioner's Name: **Paul Dale**

Tel. #: **617 794-0851**

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(MGL c39 §10)

(Use extra forms if number of signatures exceeds allotted lines)

2024 JAN 16 AM 11:26

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

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Town Code § 95.2 Extension of Moratorium on Synthetic/Artificial Turf

Purpose: The moratorium prohibiting the construction of synthetic or artificial turf on Town land established in Section 95.1 expires in January 2025. Because (a) the construction of the natural grass field at the Loker Conservation & Recreation Area has experienced significant delays and (b) because many of Wayland's grass fields were not properly constructed, lacking proper drainage and irrigation, and the Town has not yet established a multi-year plan that would bring these grass fields to optimal condition and maintain them in that state using organic techniques the Town will not have adequate experience with "natural grass solutions based on the use of the latest techniques for grass field construction and organic maintenance" when the moratorium expires. More time is needed to determine if natural grass fields are viable alternatives for Wayland. Further, this extended moratorium allows the Town the opportunity, under the overall direction of the Town Manager, to examine the extent to which synthetic/artificial turf is injurious to public health and safety, the environment and the climate compared to natural grass solutions.

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2024 SEP 11: 26

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	Paul Dale	12 Grace Rd	Paul Dale
2	✓	Karen T. Dale	12 Grace Rd	Karen Dale
3	✓	Sabine von Mering	6 Melville Pl	Sabine von Mering
4	✓	ANA HOUT-LASER	34 Brewster RD	ANA HOUT-LASER
5	✓	Stephen R. Breit	57 Rich Valley Rd	Stephen Breit
6	✓	Ellen Tohn	5 Fields Lane	Ellen Tohn

Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	<i>[Signature]</i>	102 Loker St	<i>[Signature]</i>
2	✓	<i>[Signature]</i>	102 Loker St	RICHARD PRIESTER
3	✓	<i>[Signature]</i>	19 Pleasant St	Nancy Hueston
4				REGISTRARS
5				[Signature]
6				[Signature]

[Handwritten notes and signatures]

**Town of Wayland
Board/Committee Appointments
Status as of December 20, 2023**

All boards/committees with openings are listed below. Openings created by resignation are included when confirmed by the Town Clerk. Please note that most volunteer positions have a term that ends on June 30. Incumbents may reapply, and all interested volunteers will be considered.

Information on each board and committee (purpose, responsibilities, Chair) can be found on its web page. All board and committee pages are linked here: <https://www.wayland.ma.us/boards>.

Volunteers interested in serving on one of the committees or boards listed below, please send an email explaining your interest and qualifications and a resume/CV to the Select Board c/o Kelsi Power-Spirlet at kpowerspirlet@wayland.ma.us. All positions are appointed by the Select Board unless otherwise noted.

*please note that a redacted version of your resume/CV will become public record upon applying.

Committee	Term Ending Date
Board of Registrars	June 30, 2026
Community Preservation Committee	
Select Board	June 30, 2025
Conservation Commission	June 30, 2026
Cultural Council	
Select Board (multiple positions)	June 30, 2025
Design Review Advisory Board	
Planning Board	June 30, 2024
Dog Control Appeals Board	June 30, 2026
Economic Development Committee	June 30, 2026
Historic District Commission	
Select Board - Alternate Member	June 30, 2025
Select Board	June 30, 2025
Select Board	June 30, 2026
Housing Partnership	
Select Board	June 30, 2024
Human rights, Diversity, Equity, and inclusion	
Non-Voting member (1 Position)	June 30, 2024
Voting Member	June 30, 2025
Municipal Affordable Housing Trust Fund Board	
Select Board	June 30, 2024
Select Board	June 30, 2025
MWRTA Regional Transportation Authority	June 30, 2024
Planning Board	
Associate	June 30, 2024
Wastewater Management District Commission	June 30, 2026

Wayland Housing Partnership

Select Board	June 30, 2026
Select Board	June 20, 2024
Conservation Commission	June 30, 2026
School Committee	June 30, 2026

Wayland Community Access and Media (WayCAM) Board of Directors

Appointed Director	November 30, 2025
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Youth Advisory Committee

Select Board	June 30, 2026
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Trust Fund Commission

June 30, 2024

Zoning Board of Appeals

June 30, 2024

Associate

Power-Spirlet, Kelsi

From: Sideman-Kurtz, Rachel
Sent: Tuesday, December 12, 2023 9:14 PM
To: Power-Spirlet, Kelsi
Subject: Annabel Zhang

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kelsi –

Annabel Zhang was appointed to the WCC as a non-voting member as she's a WHS student. She'll turn 18 in January. We'd like her to be a voting member when she's of age. What's the process? Does she need to be reappointed or is there a simpler way to make it happen?

Rachel Sideman-Kurtz
Wayland Cultural Council Chair
Pronouns: she, her, hers

KEY

 Town Election

 Ballot Question

2024

ANNUAL TOWN ELECTION/ANNUAL TOWN MEETING SCHEDULE

Last updated January 3, 2024; some dates are subject to change

2023

Mon Dec 18 Select Board votes to open warrants for the Annual Town Meeting and Town Election starting December 15, 2022.

Mon Dec 18 Select Board vote to submit standard warrant articles it will propose

Tues Dec 19 Warrant for Annual Town Meeting opens.

Fri Dec 22 Notice of the opening of the warrant shall be sent to the Town Clerk and all Town boards and committees. Per Town Code 36-2 and 36-3, notice of the closing date of the warrant will be posted at the Town Building and at the public library in Wayland Center, at the Cochituate Fire Station or Cochituate Post Office and at the Happy Hollow School.

Wed Dec 27 Pursuant to Town Code 36-1, the Select Board shall cause notice of the time and place of the Annual Town Meeting and Election to be published in a newspaper of general circulation no later than the date fixed by them for closing the warrant pursuant to Town Code 36-3.

2024

Mon Jan 8 Petitioners' Workshop with Select Board. Town will advertise on website and social media approximately 1-2 weeks prior.




Mon Jan 15 **Martin Luther King Jr. Day**

Tues Jan 16 Deadline for submission of warrant articles at 4:30 p.m. to the Select Board through the Town Manager's Office. (per Town Code Sec. 36-3) Articles will be stamped with date and time of receipt. No article, other than one submitted by the Moderator, Town Clerk, or the requisite number of petitioners, shall be inserted in the warrant for any Town Meeting unless so voted and submitted by a board, commission, committee, or other governmental body of the Town of Wayland by 4:30 p.m. on the date fixed by the Select Board for closing of the warrant for such meeting. (Town Code 36-3C)








Mon Jan 22 Articles are draft ordered by Town Manager and distributed to Moderator, each member of the Finance Committee, Select Board, Town Counsel and Town Clerk. Town Counsel reviews text of articles.

Mon Jan 22 Finance Committee ATM Article Workshop. The Workshop is held per Town Code 19-3.



Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

<i>Tues Jan 23</i> 	Nomination papers are available from the Town Clerk for the Town Election.
<i>Mon Jan 29</i>	Select Board meets with Planning Board on Town Meeting articles, if necessary. (See MGL 40 A Section, 5)
<i>Tues Jan 30</i>	Finance Committee decides the articles for which it will make a report in the warrant to include comments, and the pros and cons. The Finance Committee will communicate its decision to the article sponsors and petitioners who may respond by March 7 with a "Sponsor's Report" not to exceed 150 words in length. Town Code § 5 B.
<i>Mon Feb 19-Fri Feb 23</i>	Presidents Day and School Vacation Week
<i>TBD</i> 	<p>The Finance Committee and other boards and committees are asked to make written requests to the Select Board to approve placement of a Proposition 2 ½ Ballot Question on the Election Warrant at least two weeks prior to the Board's vote. The Board will consider the requests at their Feb 26, 2024 meeting.</p> <p>It is the Select Board's policy that the Select Board request the Finance Committee's recommendation on whether to place any Proposition 2 ½ Questions on the ballot. The Finance Committee's recommendation and its presentation will be made at a Select Board meeting in March 2024.</p>
<i>Mon Feb 26</i>	Select Board determine the final order of ATM warrant articles.
<i>Tues Feb 27</i>	By this date, any changes that an article sponsor or petitioner requests to make to the article text (<u>excluding</u> the comments and pros and cons which are the responsibility of the Finance Committee) shall be submitted to the Town Manager for approval by Town Counsel after which they will be forwarded back to the article sponsor or petitioner, and also to the Chair of the Select Board and the Chair of the Finance Committee for distribution to the members.
<i>Tues Feb 27</i>	Deadline for article sponsors and petitioners for which the Finance Committee will make a report in the warrant to submit a "Sponsor's Report" not to exceed 150 words in length. (Town Code § 36-5 B)
<i>Tues Feb 27</i>	Select Board considers opening of STM Warrant (within Annual Town Meeting) for the period Tuesday, February 28 through Tuesday, March 7 at 4:30 pm and sets all related STM dates at that time. Last date to set STM within ATM is 45 days before (March 17) ATM or TBD. The warrant for any Special Town Meeting shall remain open for at least seven days after it is called by the Select Board. Within 48 hours after calling any Town Meeting, the Select Board shall post notice of the warrant closing date at the locations specified in Town Code § 36-2.
<i>Mon Mar 4</i> 	Finance Committee makes presentation to Select Board on all Proposition 2 ½ questions. (See Board Policy for Finance Committee presentation requirements.)

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

<i>Mon Mar 4</i>		Select Board votes to place Proposition 2 ½ Override or Exclusion Question on Election Ballot. Under MGL 54, 42 C, the Town Clerk must receive the written notice of the question being placed on the ballot 35 days before the Election or by March 21, 2023. Following a vote to approve a Proposition 2 ½ Question, the Select Board and Finance Committee will provide public notice and convene a meeting for public comment on proposed Proposition 2 ½ Question(s).
<i>Tues Mar 5</i>		Last date for Planning Board to discuss and vote Planning Board Reports on zoning articles (may be earlier). See MGL 40 A Section 5.
<i>Mon Mar 18</i>		Select Board accepts public comment, discuss wording and vote on ballot questions (if any).
<i>Tue March 19</i>		Last day for filing certified nomination papers with Town Clerk (on or before 49th day proceeding election.) MGL 53 section 7.
<i>Wed Mar 20</i>		Deadline: Finance Committee article comments (with supporting charts and appendices), Finance Committee report, and Planning Board articles due to Town Manager office by 10:00 a.m. - <u>No changes accepted after this date.</u>
<i>Wed Mar 20</i>		Articles are put in final form by Town Counsel. Town Counsel provides comments on by-law changes consistent with Town Code chapter 36, Section 5 B.
<i>Mon Mar 25</i>		Last day for submission by 5:00 pm of nomination papers to the Board of Registrars for Town Election (49 days before Election) GL c53, sec. 7 (Town has not accepted MGL C. 53, sec 9A.)
<i>Tues April 2</i>		Select Board votes to place Proposition 2 ½ Override or Exclusion Question on Election Ballot. Under MGL 54, 42 C, the Town Clerk must receive the written notice of the question being placed on the ballot 35 days before the Election or Following a vote to approve a Proposition 2 ½ Question, the Select Board and Finance Committee will provide public notice and convene a meeting for public comment on proposed Proposition 2 ½ Question(s).
<i>Tues April 2</i>		Last day for Select Board to submit ballot question to Town Clerk by 5:00 pm. (on or before 35th day proceeding election) MGL 54, sec 10; MGL C 54, sec 42c.
<i>Wed April 3</i>		Select Board vote and sign warrants for posting.
<i>Thurs April 4</i>		Town Clerk sends ballot to printer.
<i>Thurs April 4</i>		Last day to withdraw from the Annual Town Election at the Town Clerks Office (at 5 pm).
<i>Fri April 5</i>		Compilation of warrant completed, and all changes made. Warrant is sent to printer.
<i>Mon April 17</i>		Patriots Day

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

<i>TBD</i>		CANDIDATES' NIGHT - LEAGUE OF WOMEN VOTERS
<i>TBD</i>		ISSUES FORUM - LEAGUE OF WOMEN VOTERS
<i>TBD</i>		MODERATORS FORUM
<i>Fri April 19</i>		Draft motions for articles are posted at Town Building and Library
<i>Fri April 19</i>		Prepare and print final errata sheets, Moderator's instructions to Town Clerk, tellers, and Planning Board reports (if necessary) for distribution at Town Meeting.
<i>Tues April 23</i>		Town Clerk posts warrants for Town Meeting and Election at the Town Building and at the public library in Wayland Center, at the Cochrane Fire Station or Cochrane Post Office and at the Happy Hollow School per Town Code Sec. 36-2A, MGL c. 39, s10 (at least 7 days prior to Annual Town Meeting or Annual or Special Election and at least 14 days prior to Special Town Meeting).
		If a Special Town Meeting is called for, the warrant must be posted 14 days prior. MGL 39, sec. 10.
<i>Fri April 26</i>		Postal delivery of warrants (Town Code 36-2A, MGL c. 39, s10)
<i>Fri April 26</i>		Final copy of warrant delivered to Select Board, Moderator, Finance Committee, Town Clerk, Town Counsel and Finance Director.
<i>Fri April 26</i>		Last day to register to vote prior to Town Election / Town Meeting; 5:00pm. (10 days prior) GL c 39 sec 26, 28
<i>Mon April 29</i>		Sponsors and Petitioners submit any illustrative slides under Moderator's Rules to Town Manager's office by this date.
<i>Mon April 29</i>		Last day for Select Board to review proposed motions and vote positions on Annual Town Meeting warrant articles.
<i>Fri May 3</i>		Warrants and lists delivered to Town Meeting site. List of non-resident employees provided to Moderator and Town Clerk.
<i>Mon May 6</i>		Select Board conduct ATM Warrant Hearing at 7:15PM
<i>Mon May 6</i>		Last date for vehicle descriptions (valued at least \$10,000 from Parks, Recreation, Highway and Water Departments only) prepared by procurement officer to be filed with Town Clerk per Town Code Sec. 19-7 (at least 7 days prior to Annual Town Meeting and 14 days prior to Special Town Meeting).
<i>Tue May 7</i>		ANNUAL TOWN ELECTION
<i>Mon May 13</i>		ANNUAL TOWN MEETING (start time 6:45PM)
<i>Tue May 14</i>		Cont. ANNUAL TOWN MEETING (as necessary)
<i>through May 15 (if necessary)</i>		Adjourned sessions of Annual Town Meeting (Monday and Tuesday at 6:45 p.m. as necessary).

Except for Town Meeting and Election, dates required by Town Code / State Law and dates for final submission of warrant articles, this schedule is subject to change.

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes

Select Board Meeting

Monday, January 8, 2024 at 7:00 p.m.

Wayland Town Building, Council on Aging Room / Hybrid
41 Cochituate Road, Wayland, MA 01778

Present: Thomas J. Fay, Adam G. Gutbezah, Carol B. Martin and William D. Whitney

Present, participated remotely: Anne Brensley

Personnel present: Town Manager Michael McCall

A1. Call to Order, Review Agenda for Public: At 7:02 p.m., pursuant to Chapter 2 of the Public Acts of 2023, Chair W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced that the meeting would be conducted in person and via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and recorded for re-broadcast. W. Whitney reviewed the agenda. At 7:04 p.m., Anne Brensley joined the meeting remotely.

A2. Announcements and Public Comment: There were no announcements from the Board.

Joseph Strazzulla, owner of Cochituate Village Shopping Center/Donelan's at 35 Main Street joined the meeting in person. J. Strazzulla reiterated his opposition to the proposed zoning changes for 193 Commonwealth Road. J. Strazzulla referenced the public forum held on January 3, and noted that all the support was for Arts Wayland and not the storage-facility project. J. Strazzulla again recommended the Board not sponsor the zoning warrant article.

Jason Taunton-Rigby, Old Connecticut Path, joined the meeting in person and expressed support for the storage facility at 193 Commonwealth Road and noted that the commercial tax revenue was needed in Wayland and would be a prudent use of the property.

Michael Lowery, Lakeshore Drive, joined via teleconference and encouraged the Board to exercise the same judgement over its own warrant articles as it does for articles submitted by other boards and committees. He stated that the Board had never before sponsored zoning articles and doing so would set a new precedent. M. Lowery suggested that if the Board inserted the warrant article then the Annual Town Meeting voters would be confused as to why a zoning article was not being sponsored by the Planning Board. He added that voters expect the Board's judgement on all warrant articles. M. Lowery recommended that the Board refer the matter to the Planning Board or allow petitioners to bring the warrant articles forward. He reiterated his comment from the January 3 forum that the Arts Wayland services could be incorporated into the Council on Aging/Community Center.

Gretchen Dresens, Main Street, joined in person and discouraged the Board from sponsoring the zoning warrant article and doing so would signal to voters that the Board supported the approval of the article. G. Dresens stressed that the Board take a position on the matter.

R. Stanizzi, Winthrop Road, Chair of the Economic Development Committee (EDC) noted that there were many letters of support for the 193 Commonwealth Road project from residents on French Avenue, supporters of Arts Wayland as well as supporters for the overall project that were not included in the last meeting packet. R. Stanizzi suggested the support letters be included in the next packet. R. Stanizzi noted that the sole residential abutter had

expressed support for the project. R. Stanizzi stated that she met with representatives of the Wayland Fire Department and determined that appropriate parking could be accommodated on site. R. Stanizzi asked the Board to post the renderings that depict the proposal from the street.

Anthony Cavallo, French Ave, joined the meeting in person and expressed opposition to the development of 193 Commonwealth Road stating that it would negatively impact his property value.

Sandra Dassoni, French Ave, joined via teleconference and expressed opposition to any warrant article related to the development of 193 Commonwealth Road citing flooding and environmental concerns. She suggested the project be built on another parcel.

Quentin Nowland, Windy Hill Lane, joined the meeting in person and asked that the Board not sponsor the zoning article. Q. Nowland questioned the benefit of the potential tax-revenue. He acknowledged the low-impact of a storage-facility, but also that the Arts Wayland would have a larger impact. He stressed that if the Board sponsors the article it shows the Boards' support for the article. He added that it would be difficult without the support of the Planning Board and at the forum both the Town Planner of the Chair of the Planning Board expressed opposition to the project. He stated that Town Counsel acknowledged there were red flags.

Richard Turner, Nob Hill Lane, joined the meeting via teleconference and indicated that there was a problem with the video broadcast of the meeting. R. Turner expressed opposition to the storage-facility proposal.

Sheila Carel, Joyce Road, joined the meeting via teleconference, and expressed concern for the precedent that would be set by sponsoring a zoning warrant article. . S. Carel urged the Board not to sponsor the warrant article. S. Carel stated that the proposals renderings could be misleading for the public because many of the design decisions have not been determined.

A3. Board Appointments:

a) Joint meeting with Trust Fund Commission to interview, discuss and appoint a candidate to fill a vacancy on the Trust Fund Commission with a term ending with the conclusion of 2024 Annual Town Meeting: A. Gutbezahl reported that he had previously requested a legal opinion regarding his membership on both the Select Board and the Trust Fund Commission (TFC), which resulted in a determination that permitted A. Gutbezahl to participate on each board and jointly as duly elected.

At 7:28 p.m., Chair of the Trust Fund Commission Barry Rothschild called the meeting to order and noted the sole agenda item was to fill a vacancy on the TFC jointly with the Board. Robert Fox, Forty Acres Drive, joined the meeting and described his intent and qualifications to serve on the Trust Fund Commission.

Committee	Appointee	Term End Date
Trust Fund Commission	Robert Fox	2024 Annual Town Meeting

A. Gutbezahl (TFC) moved, seconded by B. Rothschild that the Select Board and Trust Fund Commission vote to appoint R. Fox to the Trust Fund Commission (TFC) with a term expiring with the close of the 2024 Annual Town Meeting. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl (SB), A. Gutbezahl (TFC) C. Martin, B. Rothschild and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 7-0-0.

At 7:36 p.m., the Trust Fund Commission adjourned its meeting.

b) Appointments to Committee: Discuss and vote to reappoint the following volunteers: Committee Potential Appointee Term End Date:

Committee	Appointee	Term End Date
Wayland Housing Partnership	Rev. Canon David O'Leary, S.T.L., D. Phil.	06/30/2024

C. Martin moved, seconded by T. Fay, to appoint Rev. David O'Leary, to the Wayland Housing Partnership for a term ending June 30, 2024. W. Whitney noted that Rev. O'Leary was unable to attend the meeting and that the Chair of the Wayland Housing partnership, Mary Antes, had expressed support for his appointment. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A4. 193 Commonwealth: review potential article for proposed zoning amendments; discussion and possible vote on the Board's position for the proposed article (continued from January 3, 2024): T. Fay summarized the Board's options to accept, insert and/or support the proposed warrant article and added that there was a January 16, 2024 deadline to insert any article.

M. McCall reported that Town Code § 36-3 states that "All articles for insertion in the warrant for the annual Town meeting must be presented in writing to the Select Board in accordance with law on or before ...the time ... fixed by the Select Board." T. Fay noted that the proposal before the Board was not presented in typical format on the warrant article request form. C. Martin noted that the Economic Development Committee (EDC) did not vote on the warrant article request and therefore there was nothing before the Board on which to act. T. Fay referred to a working draft document with proposed zoning language. A. Gutbezahl recommended the Board insert the article to allow the Board the time and authority to determine if the article language was ready for an ATM vote.

T. Fay acknowledged that the EDC had advised the Board to sponsor the article, which was consistent with its mission. T. Fay read the EDC's mission statement: "To advise the Select Board, Finance Committee, Planning Board and other land-use regulatory and advisory committees on matters related to economic development and to support, promote, encourage and advocate projects that expand the Town's commercial tax base in a manner that strengthens the local economy and diversifies the tax base consistent with the character of our community."

T. Fay acknowledged there were good and passionate arguments on both sides of the issues. T. Fay also reported that only 1.9% of the tax base is from commercial tax and felt that voters should have an opportunity to weigh in on any additional commercial tax revenue opportunities. T. Fay noted that he would support inserting the article if it were submitted on the proper warrant article request form.

C. Martin expressed the need for a broader vision for the Cochituate village and would struggle to make any decision without such a plan. C. Martin expressed concern that many of the details of the project were unknown, the potential liability and costs for appeals and litigation. C. Martin requested to hear the Town Manager's opinion on the matter and a report from the Planning Board. T. Fay agreed with the need for a visioning plan and noted that four out of five Planning Board members expressed support for the conceptual proposal. C. Martin objected as the Planning Board had not taken any formal vote on the matter.

A. Brensley reported that she had considered the Board's role to insert the warrant article and disagreed with the sentiment that the Board was obligated to insert the warrant article at the advice of the EDC. A. Brensley felt it was best that the proposal be brought forward by petition to allow the Town to have the conversation and an opportunity to vote. She acknowledged that doing so could result in procedural and time constraints for petitioners that could be avoided by the Board inserting the warrant article and therefore supported the Board inserting the warrant article. C. Martin noted that the petitioners could garner ten signatures in as soon as one day. A. Brensley acknowledged C. Martin's point and noted that it could impact her position to insert the article, but overall felt it would be best brought forward by petition.

W. Whitney felt he could not support the insertion of the article. He stated that he was troubled by the notion of creating a use category for a sub-district within an existing district and by the lack of uniformity of the use across other business districts. W. Whitney described the zoning as unusual because it included specific design elements and operational covenants. W. Whitney acknowledged that neither the EDC nor the Planning Board had acted on the proposed zoning amendment language. He acknowledged that questions remained related to the approval process via Special Permit with the Zoning Board of Appeals versus Site Plan Approval through the Planning Board. W. Whitney acknowledged that it was not known whether it would be considered spot-zoning.

A. Gutbezahl recommended that the Board table any decision until there was something actionable before the Board, as it was the sense of the Board to not insert the article into the warrant as it was presented.

A5. 2024 Annual Town Meeting (ATM): Petitioner's Workshop: At 8:14 p.m., W. Whitney opened the Petitioner's Workshop. C. Martin described the purpose of the workshop and invited potential petitioners to ask questions related to the 2024 Annual Town Meeting.

Karen Blumenfeld of Oxbow Road and Kimberly Winter of Glover Road joined in person and described a petition to adopt a resolution that would support statewide initiatives to change the Massachusetts flag and seal. K. Blumenfeld and K. Winter distributed documents depicting the state flag, state seal and the proposed language. K. Blumenfeld

noted that 79 cities and towns had already made similar resolutions calling for Massachusetts to create an advisory body charged to hire a professional designer to create a new image for the flag and seal of Massachusetts.

Paul Dale, Grace Road, lead petitioner for the 2021 ATM article that approved a 3-year moratorium on the installation of artificial turf fields, set to expire in 2025. P. Dale intended to petition to extend the moratorium for another three years. The Board discussed the moratorium with P. Dale.

Windsor Mallett, Waltham Road, described a petition for a zoning amendment drafted in consultation with the developers of 60 Shaw Drive to provide a medium-density solar design with land and water conservation components. W. Mallett distributed some photos and draft article language related to the petition. M. McCall, on behalf of the Town Planner, reported that any applicable project would still have to go through the approval process. The Board discussed the zoning amendment that would be applicable to 15 other parcels and advised him to consult with the Planning Board.

David Bernstein, Glezen Lane, joined the meeting via teleconference and described his petition to create an Athletic Field Planning Committee comprised of six stakeholders and a seventh member appointed by the Town Manager. D. Bernstein explained that the proposed committee would establish grass field and maintenance standards and develop a multi-year athletic field plan and budgets.

T. Fay questioned the need for another committee and asked if the proposal was a reflection of D. Bernstein's frustration with the lack of a plan or progress. D. Bernstein answered that it was a more complicated optimization problem. T. Fay questioned if the matter was more of a staff operational issue and suggested a commitment by the Board and the DPW to change its standards for the quality of fields and then fight for the funds to support the plan.

A. Gutbezahl questioned the efficiency of comprising the committee from existing board and committee members and suggested other independent representatives from the public at large. M. McCall stated that he had discussed the petition with D. Bernstein and George Harris and suggested the matter be taken up through a broader long-term capital planning committee. W. Whitney noted the need for the Town Manager and the School Superintendent to give directives to the respective facility managers. T. Fay noted there was a need to hold facility managers accountable. The Board expressed hesitation for establishing new committees. D. Bernstein reported that he was open to other solutions provided by the Board but the matter would otherwise be brought forward by petition. A. Gutbezahl reiterated the distinction between inserting an article in the ATM warrant for action by voters and supporting/recommending approval of an article.

At 9:06 p.m., W. Whitney closed the workshop.

A6. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to: a) Discussion and possible vote to insert articles into Warrant:

Q: Special Education Reserve: T. Fay moved to insert the Special Education Reserve into the 2024 Annual Town Meeting Warrant. The Board agreed it needed more information about the article before taking action.

R: Rescind Unissued Debt:

T. Fay moved, seconded by A. Gutbezahl, to insert Article R. Rescind Unissued Debt into the 2024 Annual Town Meeting Warrant. C. Martin asked to amend the total in the article text to \$2.5 million. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

S: Amend Chapter 43: Personnel Board of Town Code:

T. Fay moved, seconded by A. Gutbezahl, to insert Article S. Amend Chapter 43: Personnel Board of Town Code into the 2024 Annual Town Meeting Warrant, as presented in the packet. C. Martin asked for clarification and made grammatical revisions to the language. M. McCall reported that he had been working with Town Counsel and the Personnel Board to resolve conflicts brought about by the passage of the Select Board-Town Manager Act. M. McCall reported that he had a legal opinion letter and draft language for the charge of the Personnel Board in light of the Select Board-Town Manager Act. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

T: Massachusetts Bay Transportation Authority (MBTA) Communities Zoning – invite attendance by Anette Lewis, Planning Board Chair: M. McCall explained that Planning Board Chair was not available for the meeting due to power outages but stressed the need for action before December 2024.

A. Gutbezahl moved, seconded by T. Fay, to insert Article T. MBTA Communities Zoning into the 2024 Annual Town Meeting Warrant. In discussion, the Board discussed the need for the Planning Board to provide the Board with more information ahead of the next meeting. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

U: Fire Department Staffing Study:

C. Martin moved, seconded by A. Gutbezahl, to insert Article U. Fire Department Staffing Study into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

V: Classification and Compensation Study for All Town Wage Scales:

C. Martin moved, seconded by A. Gutbezahl, to insert Article V. Classification and Compensation Study for All Town Wage Scales into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

W: Loker Elementary School Solar Agreement:

C. Martin moved, seconded by A. Gutbezahl, to insert Article W. Loker Elementary School Solar Agreement into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

X: Solar Agreements for Town Properties:

C. Martin moved, seconded by A. Gutbezahl, to insert article Solar Agreements for Town Properties into the 2024 Annual Town Meeting Warrant. In discussion, C. Martin requested more information and suggested revisions to the article. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: C. Martin. Approved. 4-0-1.

Y: To Adopt the Massachusetts Specialized Energy Code:

C. Martin moved, seconded by A. Gutbezahl, to insert Article Y. To Adopt the Massachusetts Specialized Energy Code into the 2024 Annual Town Meeting Warrant. In discussion, W. Whitney questioned if the code would apply to single family residences. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Z: Appropriation for Engineering Route 20 Corridor Roadway Improvements:

C. Martin moved, seconded by T. Fay, to insert Article Z. Funding for Curb Cut Sidewalk and Engineering into the 2024 Annual Town Meeting Warrant. W. Whitney asked why the funding was not included in the capital budget. M. McCall reported that the project was slated later in the capital plan but the Town sought to obtain the funding sooner if the Town approved. T. Fay noted that the Route 20 Corridor was one of the Board's goals. The Board discussed the article. R. Stanizzi, Winthrop Road, Chair of the Economic Development Committee (EDC) but speaking on her own behalf stated the EDC would review the matter and take a position before it was submitted. R. Stanizzi also noted the preference for ATM voters to have a voice on the matter. C. Martin withdrew the motion.

M. McCall reported there was work being done to review Town Code Chapter 19 and the Town's need for a long-term capital planning committee. M. McCall proposed utilizing a working group.

A7. Organization of the Board: discussion and possible vote on future Select Board meeting dates through the end of FY2025: The Board discussed the upcoming meeting schedule. A. Brensley left the meeting.

A8. Town Manager's Report:

a) **212 Cochituate Road Update:** M. McCall reported that he had been meeting with the abutters, the Town Planner and the Town Assessor to discuss the future of the parcel and whether any adjoining land could be combined with the property to form a conservation cluster.

- b) **Human Rights, Diversity, Equity and Inclusion (HRDEI) Town-Site Problem Identification and Resolution of Issues Together (S.P.I.R.I.T.) Update:** M. McCall reported the HRDEI was planning for the SPIRIT event to be held in April of 2024.
- c) **Town Manager Office Hours:** M. McCall reported that he would hold open office hours for residents to talk about topics of interest or concerns on January 16, 2024.
- d) **Recap since last Meeting:** M. McCall reported that state representatives recently informed him that due to state revenue shortfalls Governor Healy made emergency 9C cuts in order to balance the state budget. M. McCall reported that there was a reduction in FY2024 state earmarks, adding that such earmarks could be restored if/when revenues improve. M. McCall explained that the cuts resulted in Wayland receiving only up to \$50,000 of the original \$100,000 earmark for Energize Wayland. M. McCall also announced that the Town would receive \$264,000 for funding roadway infrastructure improvements funded by the Fair Share Amendment also known as the “Millionaires Tax”.

A9. Minutes: a) Review and approve the minutes of January 3, 2024:

C. Martin moved, seconded by T. Fay, to approve the minutes of January 3, 2024, as amended. Roll Call Vote: YEA: T. Fay, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: A. Gutbezahl. Approved. 3-0-1.

A10. Review Correspondence: The Board recognized that additional correspondence regarding the 193 Commonwealth Road proposal had been received after the January 3, 2024 document list was drafted. The Board received a request to change the current policy for listing the correspondence and declined to make any change.

A11. Select Board Members’ reports and concerns: T. Fay and A. Gutbezahl commended the DPW Director T. Holder and the DPW for cleaning up the snow, especially on Town sidewalks. T. Fay asked if Linda Hansen, Conservation Agent had explored the recommendation to add two additional culverts to the bridge over the Sudbury River. M. McCall reported that L. Hansen had determined that the bridge was owned by the Massachusetts Department of Transportation (MassDOT). A. Gutbezahl reported that the Department of Public Utilities (DPU) issued a decision in response to the Town’s request for Community Choice Aggregation for electricity - it was net-favorable and some modifications need to be made. A. Gutbezahl also noted that there was a vacancy on the Youth Advisory Council that needed to be filled.

A12. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A13. Adjourn: At 10:32 p.m., C. Martin moved, seconded by T. Fay to adjourn the meeting. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved. 4-0-0.

Items included in the packet for the Select Board Meeting of January 8, 2024:

1. Town of Wayland Board/Committee Appointments Status as of December 20, 2023
2. Application: Trust Fund Commission, R. Fox
3. Wayland Zoning Amendment, 193 Commonwealth Road, Wayland MA by George Bacharach and Jerry Cohen, SF Properties, Inc. with maps and development schematics
4. Town of Wayland Warrant Article Process: Guide For Petitioners December 11, 2023
5. Article List 2024 Annual Town Meeting, updated December 14, 2023
6. ATM Warrant Article Request Form: Special Education Stabilization Fund
7. ATM Warrant Article Request Form: Rescind Unissued Debt
8. Table: Potential Dates for Select Board Meetings through May 1st, 2024

Supplemental Packet:

9. Revised Agenda I posted on 01/08/2024 at 4:40 p.m. revises agenda posted 01/04/2024 at 3:54 p.m.
10. Article List 2024 Annual Town Meeting , dated January 8, 2024
11. ATM Warrant Article Request Form: Revise Town Code Chapter 43 Personnel
12. ATM Warrant Article Request Form: Fire Department Staffing Study
13. ATM Warrant Article Request Form: Classification and Compensation Study for All Town Wage Scales
14. ATM Warrant Article Request Form: Loker Elementary School Solar Agreement

15. ATM Warrant Article Request Form: Solar Agreements for Town properties
16. ATM Warrant Article Request Form: To Adopt the Massachusetts Specialized Energy Code
17. ATM Warrant Article Request Form: Funding for Route 20 Curb Cut and Sidewalk Engineering
18. Draft: Select Board Meeting Minutes: January 3, 2024

Items distributed for information and use by the Board during the meeting of January 8, 2024 otherwise not included in the packet (Handouts):

1. Document: K. Blumenfeld distributed a schematic of the Massachusetts flag and seal, proposed language.
2. W. Mallett distributed some photos and draft article language related to the petition.

DRAFT

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
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Wayland, Massachusetts 01778
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SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes
Select Board Meeting
Tuesday, January 16, 2024 at 2:30 p.m.
Wayland Town Building, Council on Aging Room / Remote
41 Cochituate Road, Wayland, MA 01778

Present, participated remotely:

Anne Brensley, Thomas J. Fay, Adam G. Gutbezah, Carol B. Martin and William D. Whitney

Personnel present: Town Manager Michael McCall, Department of Public Works Director Tom Holder

A1. Call to Order, Review Agenda for Public: At 2:30 p.m., pursuant to Chapter 2 of the Public Acts of 2023, Chair W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced that the meeting would be conducted via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and/or recorded for re-broadcast. W. Whitney reviewed the agenda and announced each member by full name.

A2. Announcements and Public Comment: There were no announcements from the Board.

Jeanne Downs, Concord Road, member of the School Committee, stated that she would be available to clarify or answer any questions regarding Article Q: Special Education Reserve.

Sheila Carel, Joyce Road, stressed the historical significance of the Cochituate area and the need for a broader master plan for the Cochituate village. She showed the Board schematics and maps depicting businesses in Cochituate.

Quentin Nowland, Windy Hill Lane, joined the meeting in person and provided the Board an update from a recent Economic Development Committee (EDC) meeting in which a citizen's petition was considered. He reported that the EDC ultimately voted in favor of advising the Board to sponsor a warrant article for a zoning amendment. Q. Nowland urged the Board not to sponsor the article and uphold its stance from the previous meeting when it was the sense of the Board to not insert a warrant article, presuming a petitioner would present an article to Annual Town Meeting.

Todd McNamara, Commonwealth Road, expressed concern for changing the zoning that would allow the development of 193 Commonwealth Road into a storage facility citing the need for green space in the Cochituate area.

Sandra Dassoni, French Ave, expressed opposition to the zoning amendment related to the development of 193 Commonwealth Road citing flooding and environmental concerns.

Anthony Cavallo, French Ave, expressed vehement opposition to the development of 193 Commonwealth Road stating that it would negatively impact the neighborhood.

Joseph Strazzulla, owner of Cochituate Village Shopping Center/Donelan's at 35 Main Street reiterated his opposition to the proposed zoning amendment for 193 Commonwealth Road and recommended the Board not sponsor the zoning warrant article.

A3. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to: a) Discussion and possible vote to insert articles into Warrant:

Q: Special Education Reserve:

C. Martin moved, seconded by A. Gutbezah, to approve insertion of the Article Q. Special Education Reserve into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

T: Massachusetts Bay Transportation Authority (MBTA) Communities Zoning – invite attendance by Anette Lewis, Planning Board Chair:

C. Martin moved, seconded by A. Gutbezah, to insert Article T. Amend Zoning Bylaws & Town Zoning Map - Massachusetts Bay Transportation Authority (MBTA) Communities Multi-Family Housing into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Z: Appropriation for Engineering Route 20 Corridor Roadway Improvements: The Board discussed the article intended to appropriate \$600,000 for Route 20 corridor improvements with M. McCall and T. Holder. C. Martin acknowledged that the Route 20 Corridor was one of the Board's goals but questioned how the article would be funded. M. McCall reported that the project was originally slated later in the capital plan. A. Gutbezah expressed opposition to the approach because it circumvented the capital planning process. A. Brensley expressed her preference to allow the ATM voters to decide. The Board discussed the details of the project such as the funding mechanism and the bid process. W. Whitney suggested a compromise where the Board would reduce the scope and funding amount to make it more palatable. A. Gutbezah and C. Martin objected to the suggestion.

T. Fay moved, seconded by A. Brensley, that the Board vote to insert Article Z. Appropriation for Engineering Route 20 Corridor Roadway Improvements into the 2024 Annual Town Meeting Warrant, with a reduced amount of \$200,000. Roll Call Vote: YEA: A. Brensley, T. Fay and W. Whitney. NAY: A. Gutbezah, C. Martin. ABSENT: None. ABSTAIN: None. Approved. 3-2-0.

AA: Reaffirm Remote Participation at Town Meeting: T. Fay explained the purpose of the article and screen-shared a draft of the article request form.

T. Fay moved, seconded by C. Martin, to insert AA: Reaffirm Remote Participation at Town Meeting as set forth on the screen, into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A4. Consent Calendar: a) Review and vote to approve listed items b) Discuss, consider, and potentially act on items removed from Consent, if any:

1. Vote the question of accepting a grant from the Massachusetts Department of Environmental Protection (MassDEP), for support of the Massachusetts Electric Vehicle Incentive Program (MassEVIP) Public Access Charging (PAC) Program, for the purposes of providing up to ten charging ports at 8 Andrew Avenue in the amount of \$28,965.00.
2. Vote the question of approving the request of Broomstones, Inc., 138 Rice Road (One Curling Lane), for an extension of the hours during which alcoholic beverages may be sold until 1:00 a.m. on Saturday, January 27, 2024, for the annual Men's Bonspiel.

T. Fay moved, seconded by C. Martin, to adopt the Consent Calendar but for items that have to be removed for discussion. T. Fay withdrew the motion. C. Martin withdrew the second. C. Martin asked for the specific location of the ten charging ports at 8 Andrew Avenue. T. Fay moved, seconded by C. Martin, to approve the Consent Calendar. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezah, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A5. Select Board Members' reports and concerns: C. Martin reported that the emergency connection to the Massachusetts Water Resources Authority (MWRA) was completed. C. Martin acknowledged that S. Carel submitted a proposal for Cochituate Village and recommended the Board consider it, A. Brensley concurred. A. Brensley asked for an update on the Equity Audit. T. Fay acknowledged that the Economic Development Committee (EDC) had submitted an article request form relative to 193 Commonwealth Road and recommended

the Board address the matter. M. McCall clarified the Boards procedure for insertion of warrant articles. C. Martin announced that the Finance Committee would be hosting a Warrant Article Workshop with the Board on Monday, January 22, 2024. M. McCall would provide an update on the Equity Audit in the coming weeks.

A6. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A7. Adjourn: At 3:47 p.m., T. Fay moved, seconded by A. Gutbezahl to adjourn the meeting. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Items included in the packet for the Select Board Meeting of January 16, 2024:

1. ATM Warrant Article Request Form: Special Education Stabilization Fund
2. ATM Warrant Article Request Form: Amend Zoning Bylaws & Town Zoning Map - Massachusetts Bay Transportation Authority (MBTA) Communities Multi-Family Housing
3. ATM Warrant Article Request Form: Funding for Route 20 Curb Cut and Sidewalk Engineering

Items distributed for information and use by the Board during the meeting of January 16, 2024 otherwise not included in the packet (Handouts):

1. Revised Agenda posted on 01/16/2024 at 1:30 p.m. revises agenda posted 01/11/2024 at 9:46 p.m.
2. Screen share: ATM Warrant Article Request Form: AA: Reaffirm Remote Participation at Town Meeting: presented by T. Fay
3. Screen share: Materials re: Cochituate Village, presented by Sheila Carel, Joyce Road, 01/16/2024